Your HOME

and HOW *to build it..*

MURVAN M. MAXWELL
AND ASSOCIATES
ARCHITECTS
VINCENT BUILDING, N. O. 12, LA.

SOUTHERN PINE SERVICE ASSOCIATION

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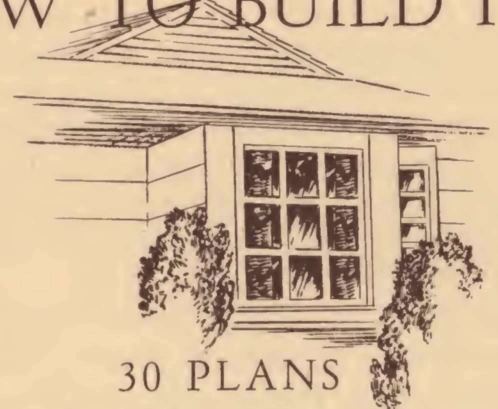

30 PLANS

*of small homes designed for
modern living, in surroundings
of good taste and utmost comfort.*

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To America's
HOME BUILDERS

THIS BOOK is published in response to what is perhaps the greatest prevailing urge among the American people . . . the desire to own a home.

If it assists in fulfilling that desire its sponsors will be deeply gratified. Because, as manufacturers of lumber, the all-purpose home-building material, they recognize an obligation to the home builders of America. In the discharge of that obligation, they seek through the pages of this book to afford knowledge about designs and methods of construction by which the desire to own a good home may be realized most completely.

The 30 plans, which it includes, are the work of The Architects Small Homes Service, an association of architects and engineers, 4801 Lemmon Avenue, Dallas, Texas, who have achieved unique distinction as designers of attractive homes.

Complete working plans and specifications for each house are immediately available and may be secured by filling out the convenient order blank on Page Forty.

SOUTHERN PINE ASSOCIATION

To BUILD YOUR HOME

AS YOU WOULD HAVE IT

BUILDING a home is a wonderful adventure. The moment the decision to build is made, you begin an experience in pleasurable anticipation which continues until the furniture van backs up to your doorway and you actually move in.

This thrilling experience comes to most of us only once in a lifetime. So, from the selection of the plan of your home to the last touch of the painter's brush, each step in your choice of architectural design, room arrangement, construction and finishing materials should be guided by sound advice and experience.

It is the purpose of this book to supply that guidance. While the services of a local architect are desirable, they may not always be available. In that event, you'll find that the thirty homes designed by an experienced architectural firm, widely recognized for its residential work, and attractively illustrated on the following pages, afford you a wide variety of good plans from which to choose.

A home is a long-time investment. So, starting with first things first, there's the question of which material will provide you with an enduring structure that can be adapted successfully to the architectural design of your choice, and be erected at reasonable cost. In answering these requirements, wood provides outstanding advantages in moderate first cost, in flexibility, in anticipating later additions, and in providing a staunch structure that lasts for generations.

A simple yet vital precaution in electing to build with wood is to select a standard, high quality lumber. Proper seasoning and good manufacturing are qualities in lumber that enhance its value. The advice of your contractor or lumber dealer in this important detail will be helpful.

TO BUILD YOUR HOME AS YOU WOULD HAVE IT—

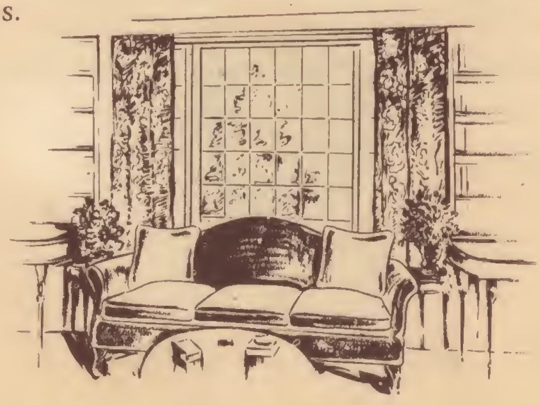
The versatility of good quality lumber has been proved by generations and even centuries of use. Many of the oldest homes in America, still in prime condition today both as to design and livability, were built of well seasoned wood . . . an enduring challenge to newer materials, an unchallenged testimonial to the permanence of wood.

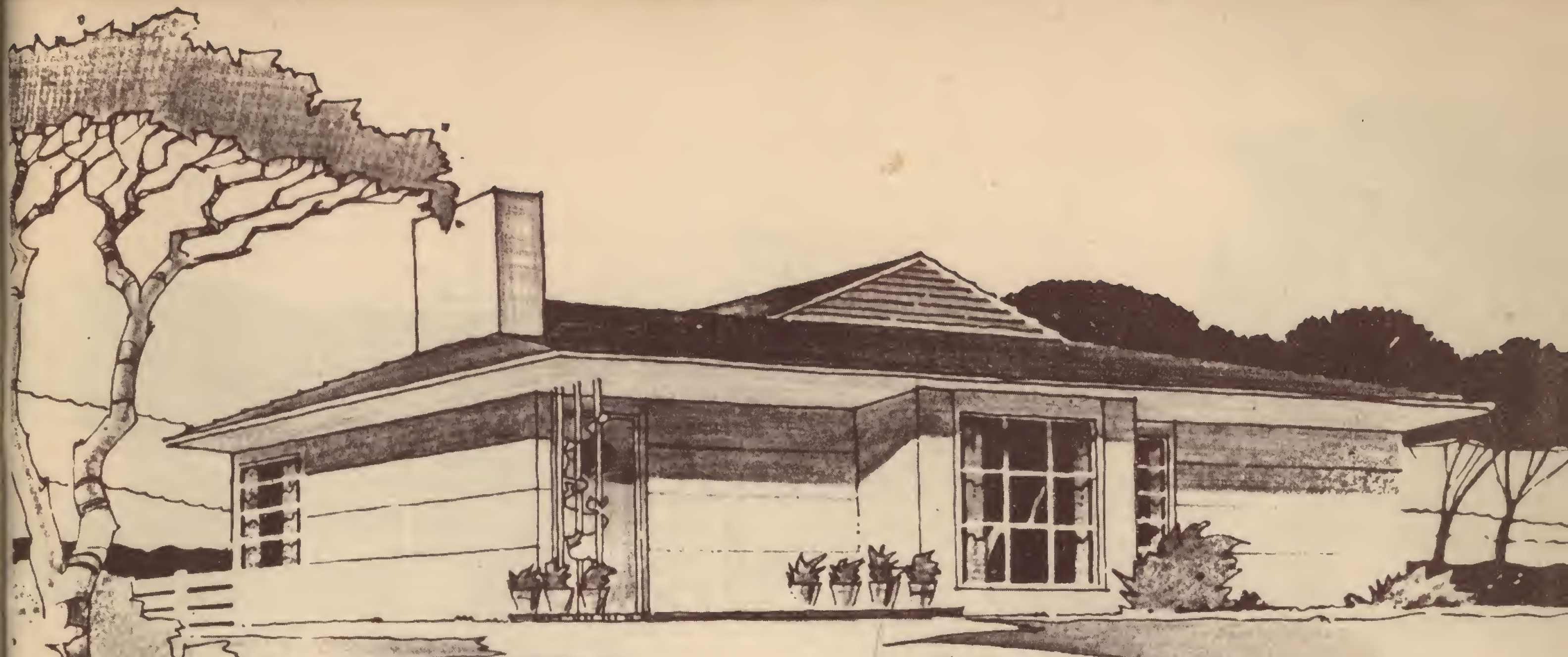
For the framework of your house, quality lumber gives you double value . . . a staunch structural material, an effective insulation against heat and cold. This means moderate winter fuel bills and greater summer comfort.

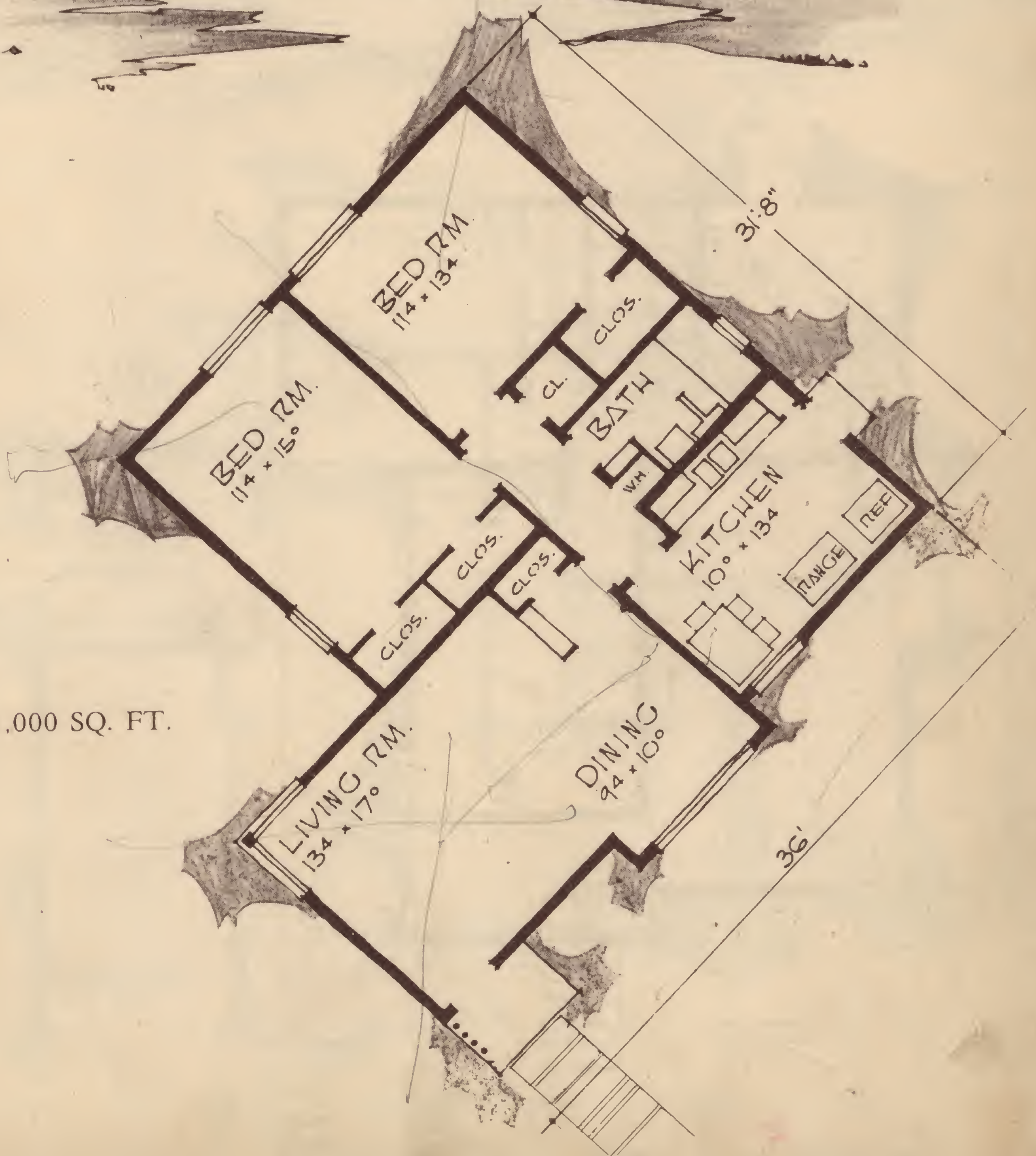
Wood is a natural insulation material . . . a non-conductor of heat. The cellular structure of wood provides it with efficient insulating qualities. Wood sheathing on the walls makes a home more comfortable, more economical to heat and greatly increases its strength. For the exterior, lumber is appropriate to every architectural style. It is symmetrical and well groomed as siding; for cornice and trim, it is versatile. Wood on the outside of your home defies the roughest of weather. It provides beauty that is enduring.

Wood serves you gracefully inside your home. Beautiful interior trim, charmingly designed built-in features, well executed stair work and gleaming polished floors of wood create an atmosphere of warmth which makes a home inviting.

After studying the plans presented here, the advice and suggestions covering good construction you'll find on later pages will afford you help of the most practical kind. Your life-long investment is sure to be well protected and your pride of possession greater when you follow these proved construction principles in building the home of your dreams.

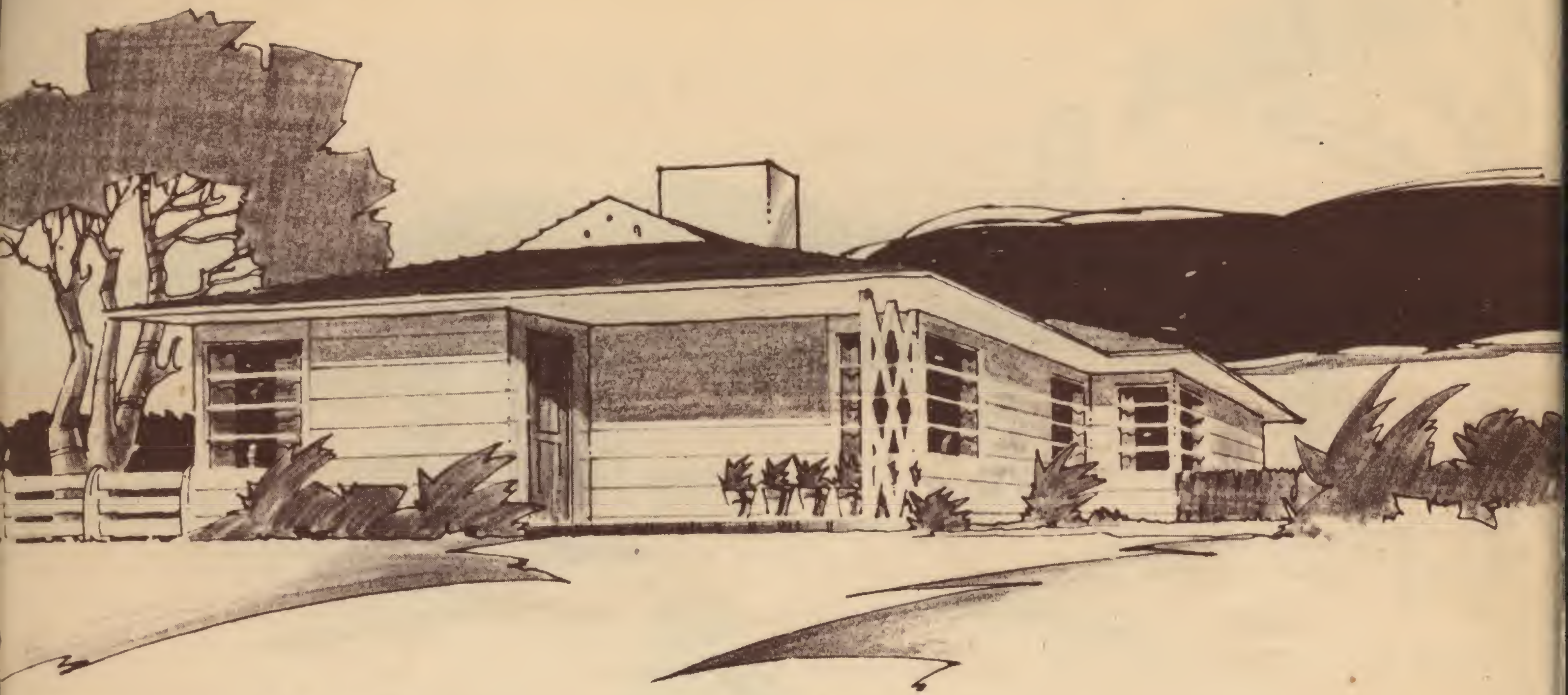


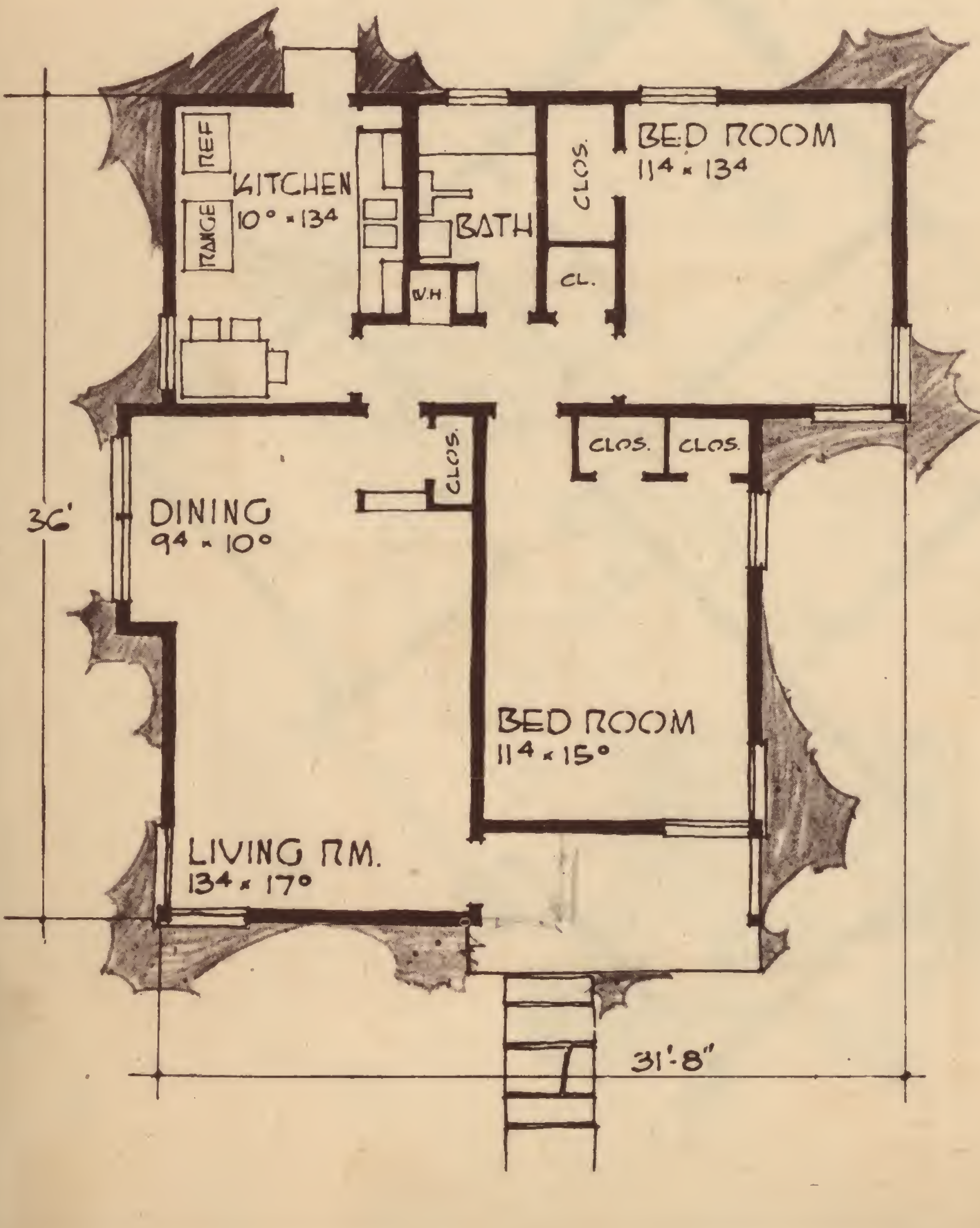




8001

AREA: 1,000 SQ. FT.

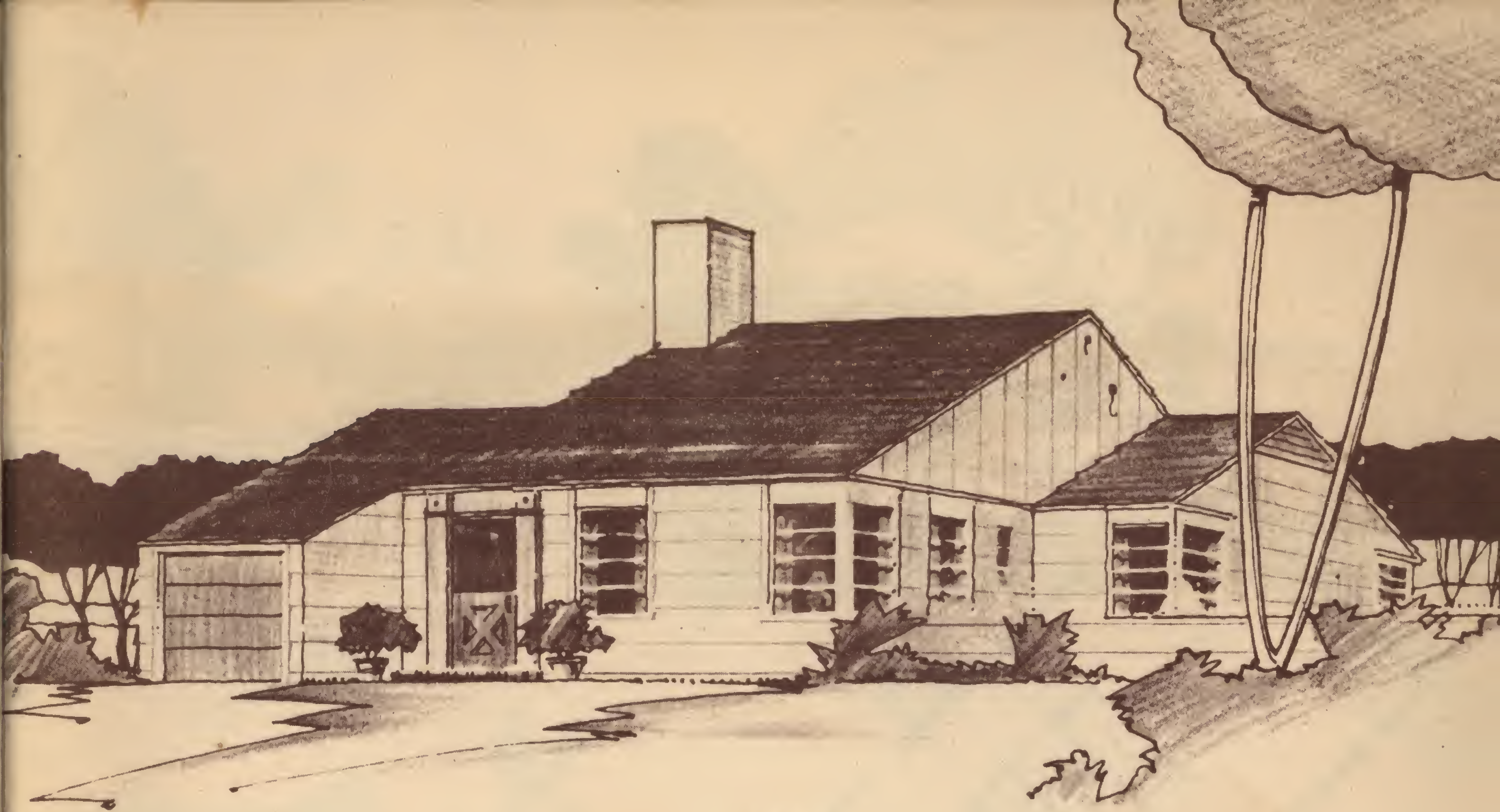




8002

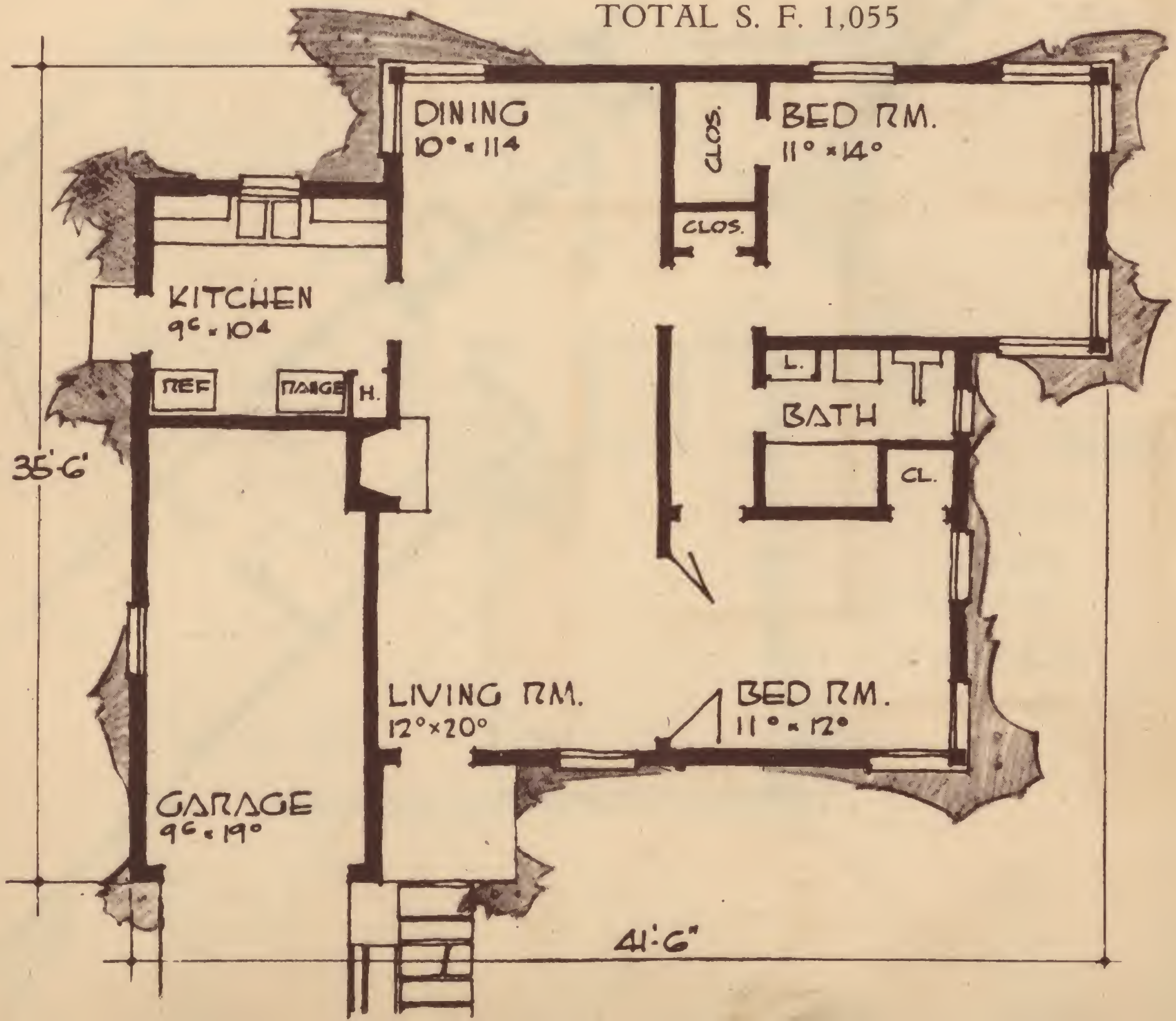
AREA:

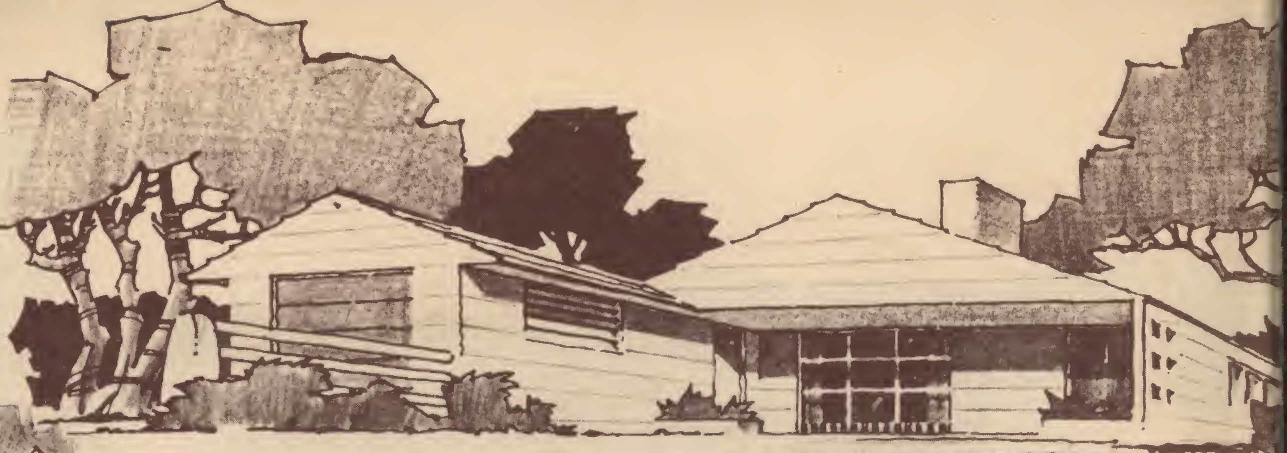
HOUSE	980
PORCH (½)	35
TOTAL SQ. FT	1,015

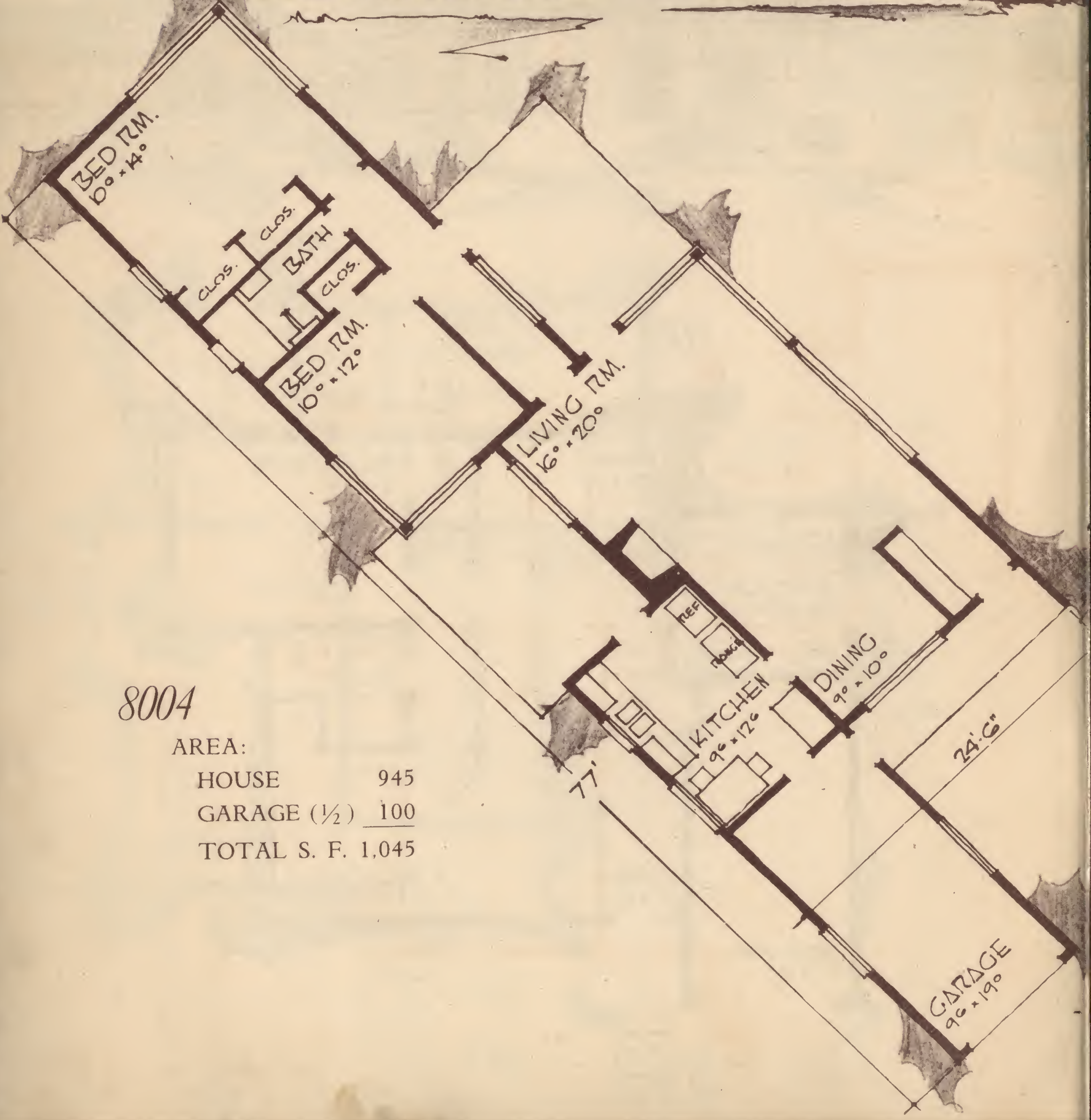


8003

AREA:	
HOUSE	955
GARAGE (½)	100
TOTAL S. F.	1,055



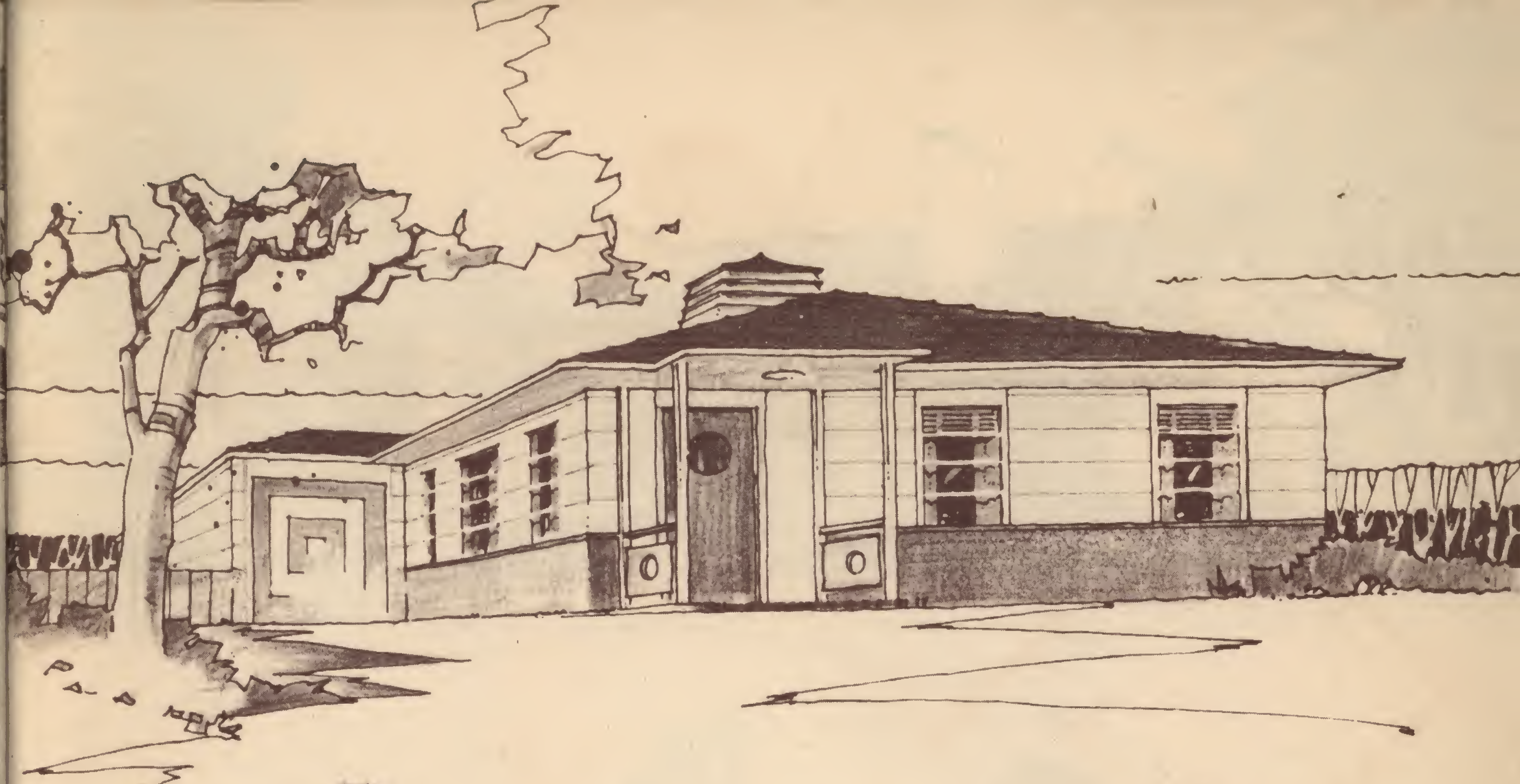


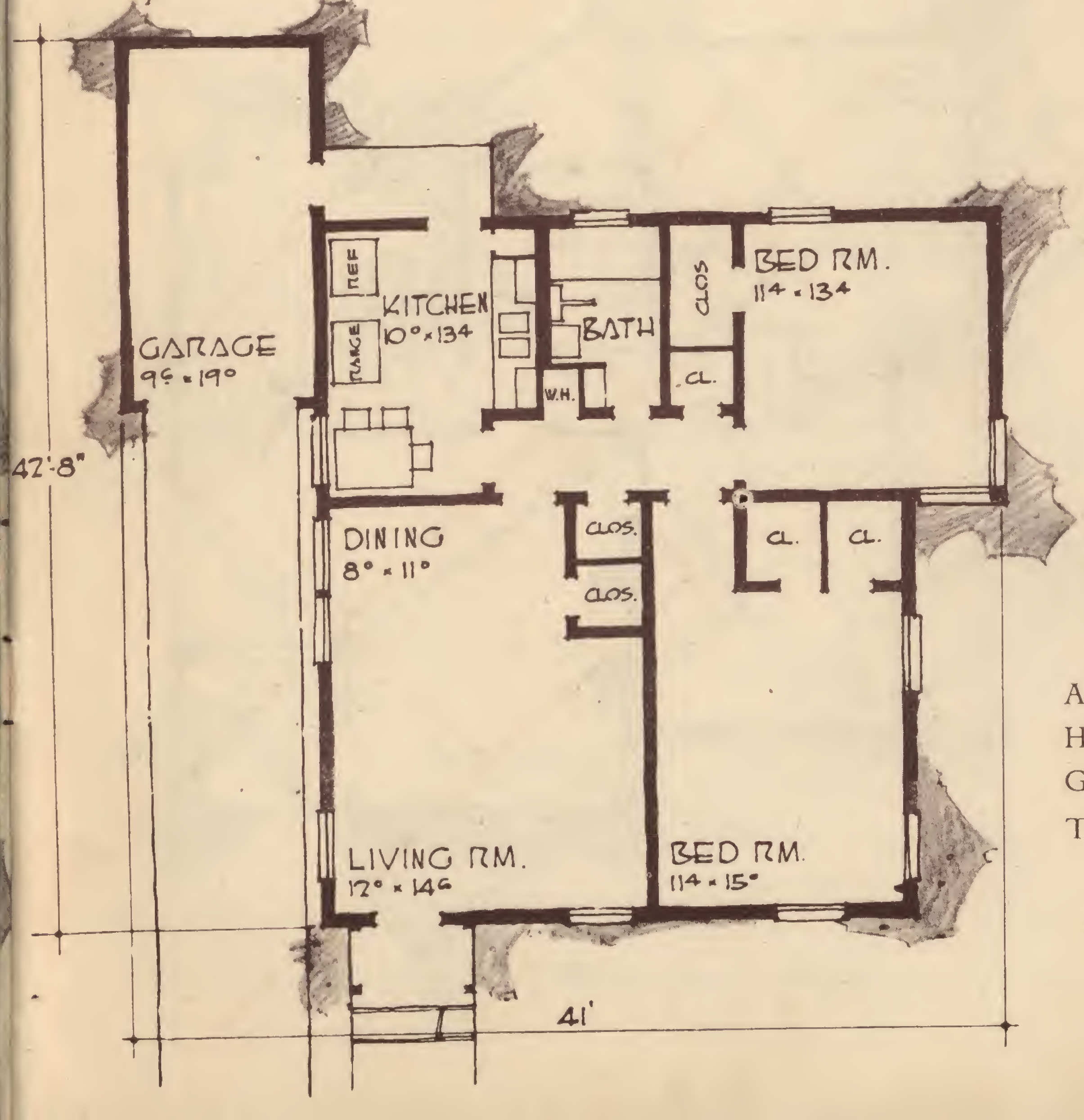


8004

AREA:

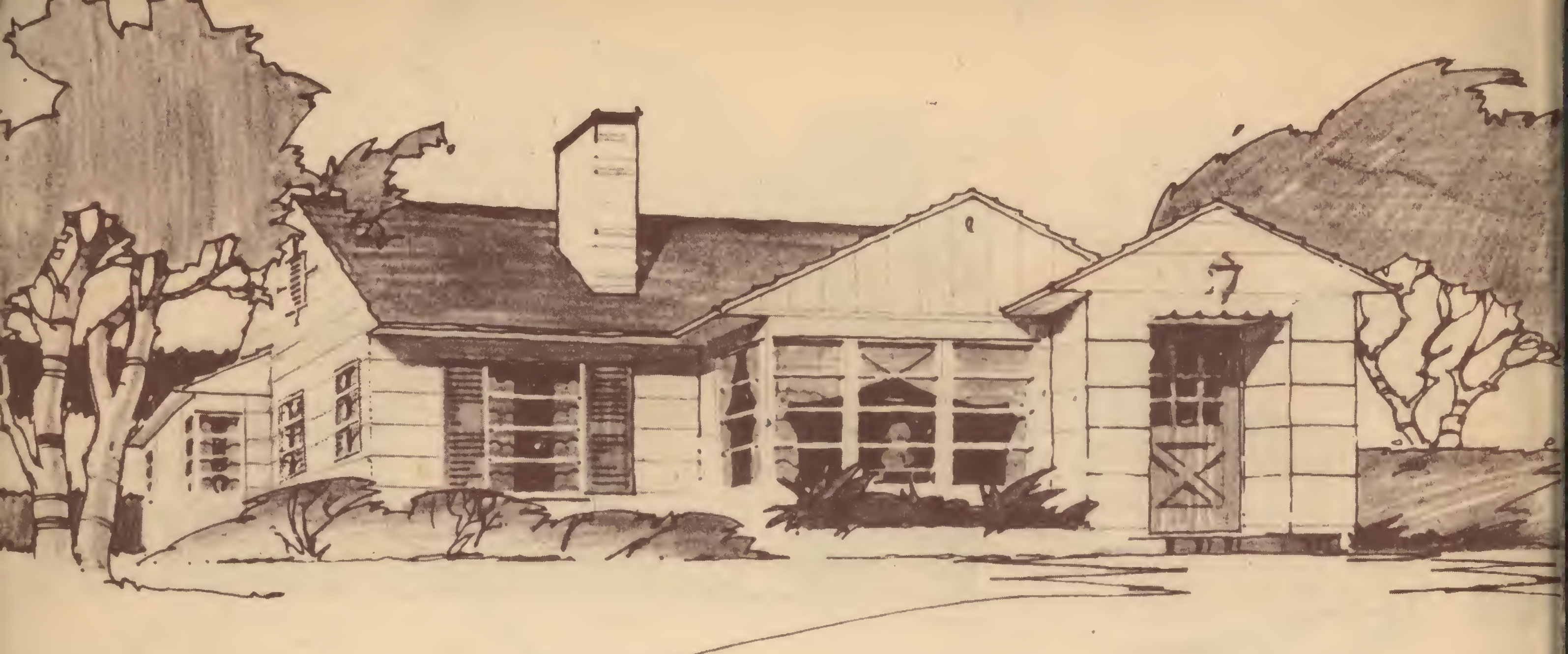
HOUSE	945
GARAGE (½)	100
TOTAL S. F.	1,045





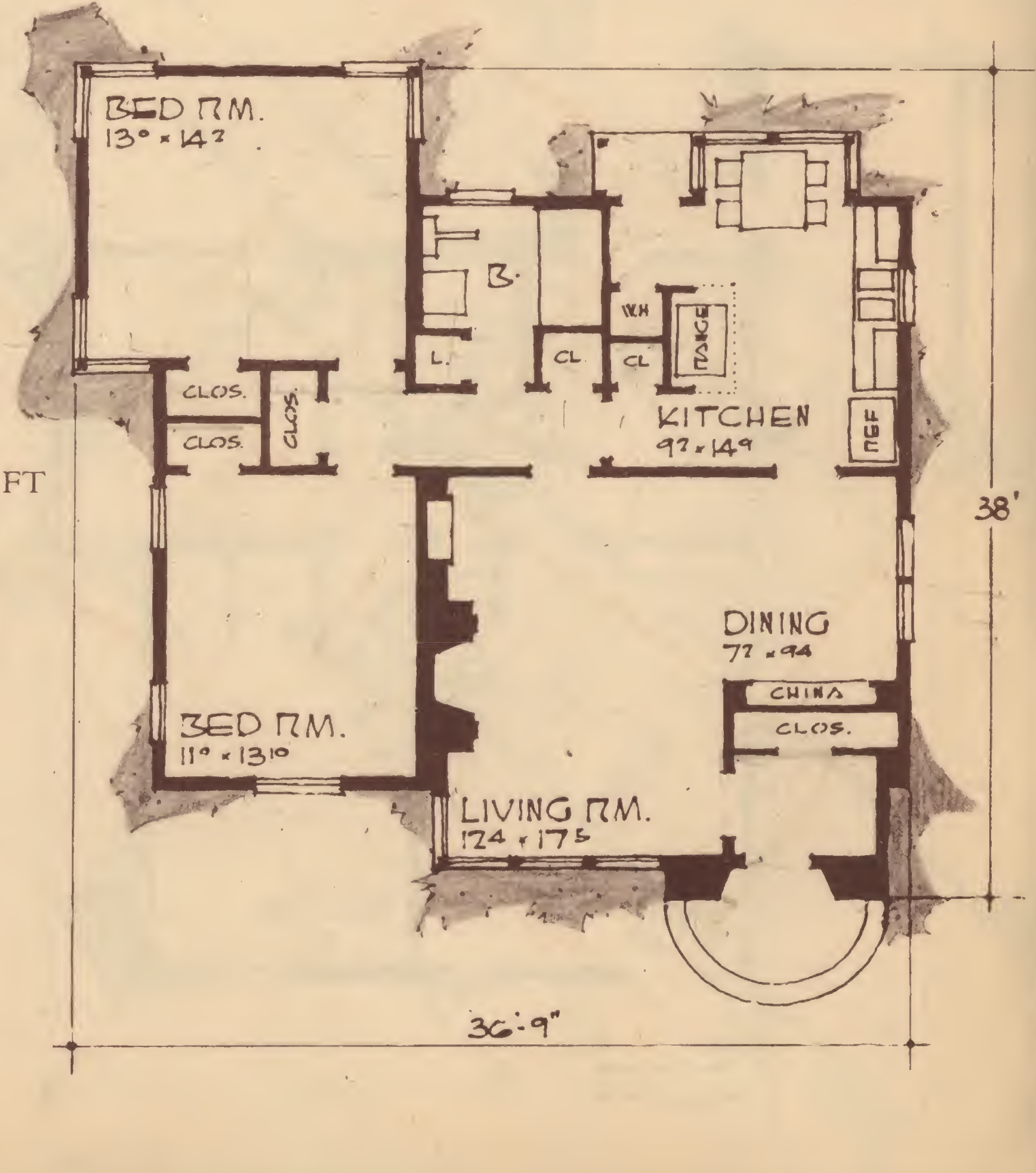
8005

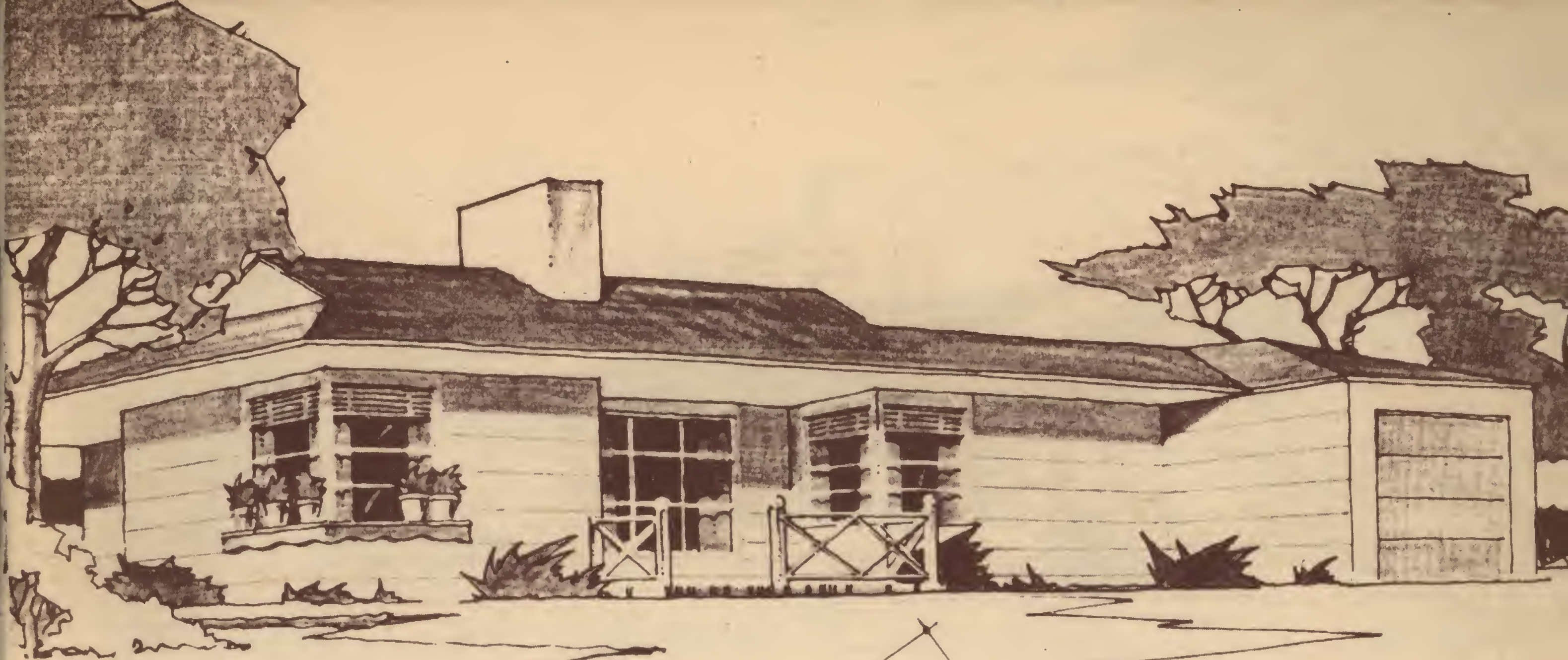
AREA:	
HOUSE	990
GARAGE (½)	100
TOTAL S. F.	1,090

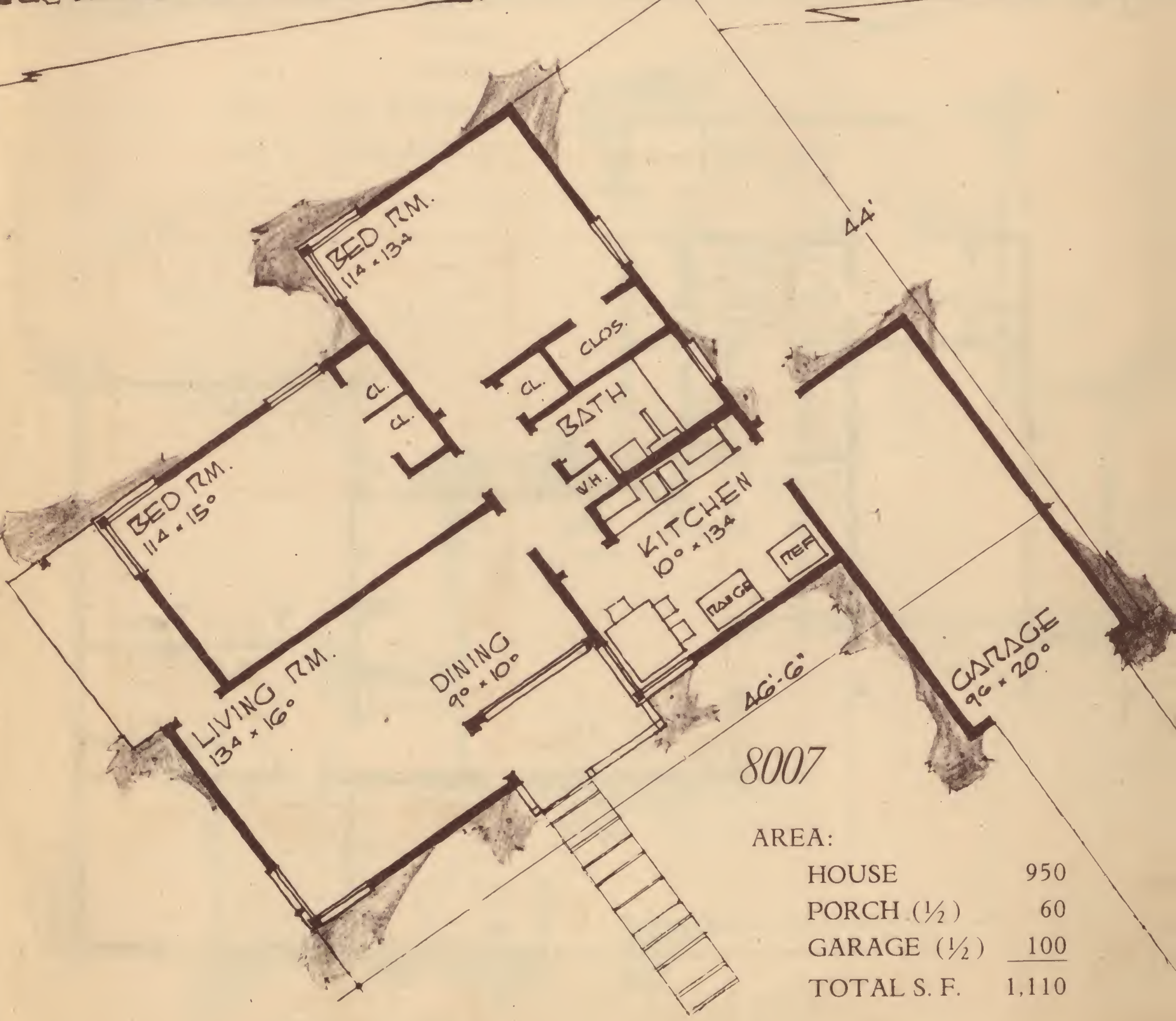


8006

AREA: 1,095 SQ. FT



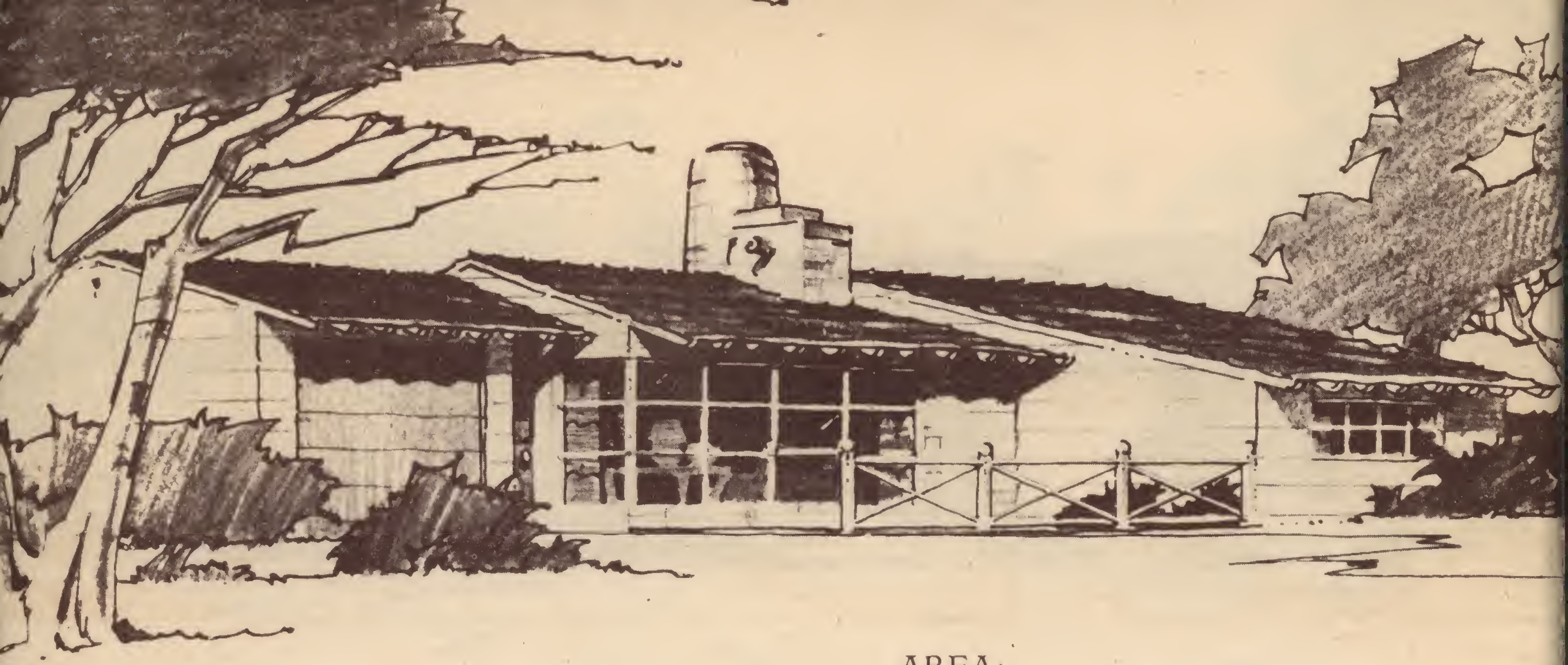




8007

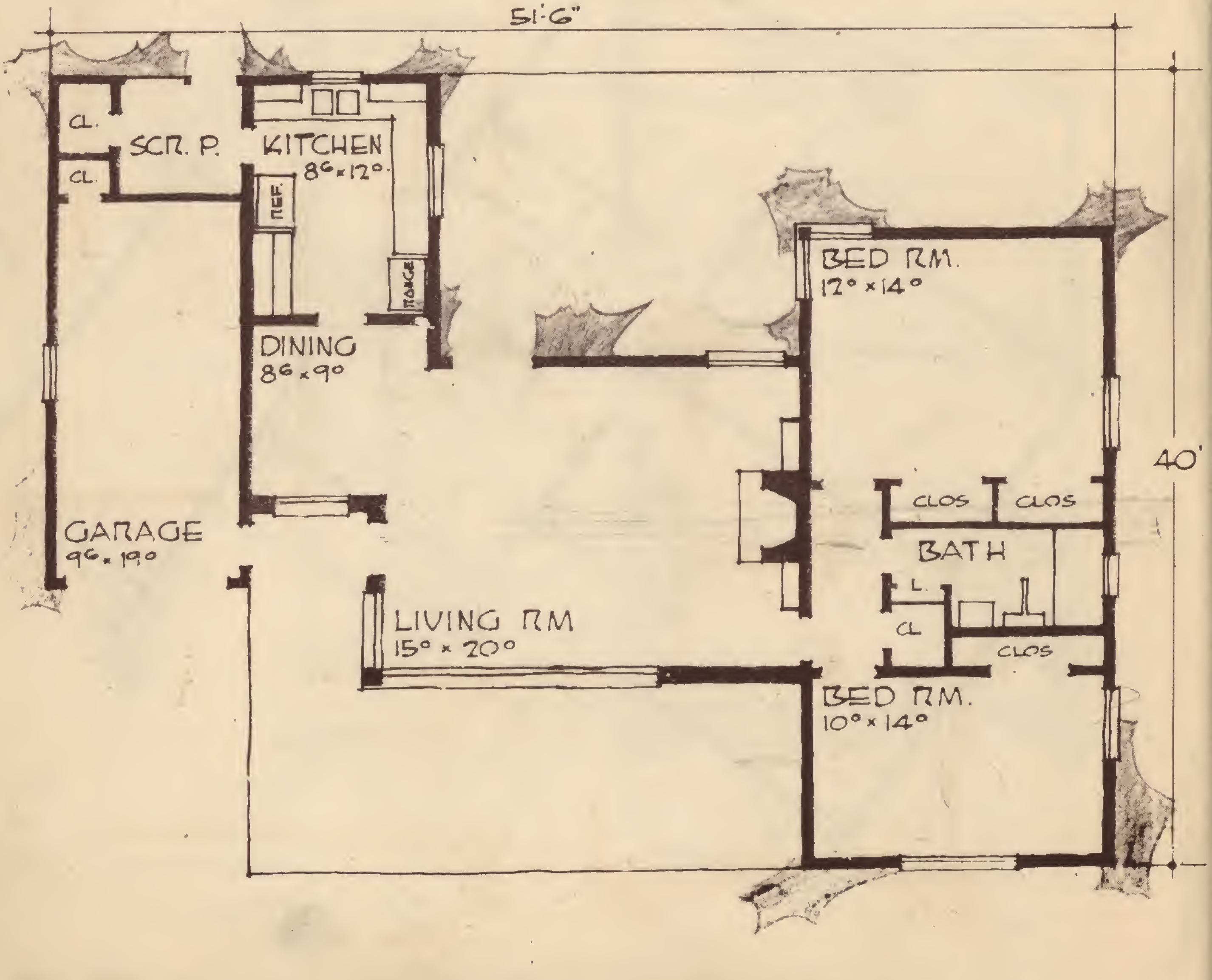
AREA:

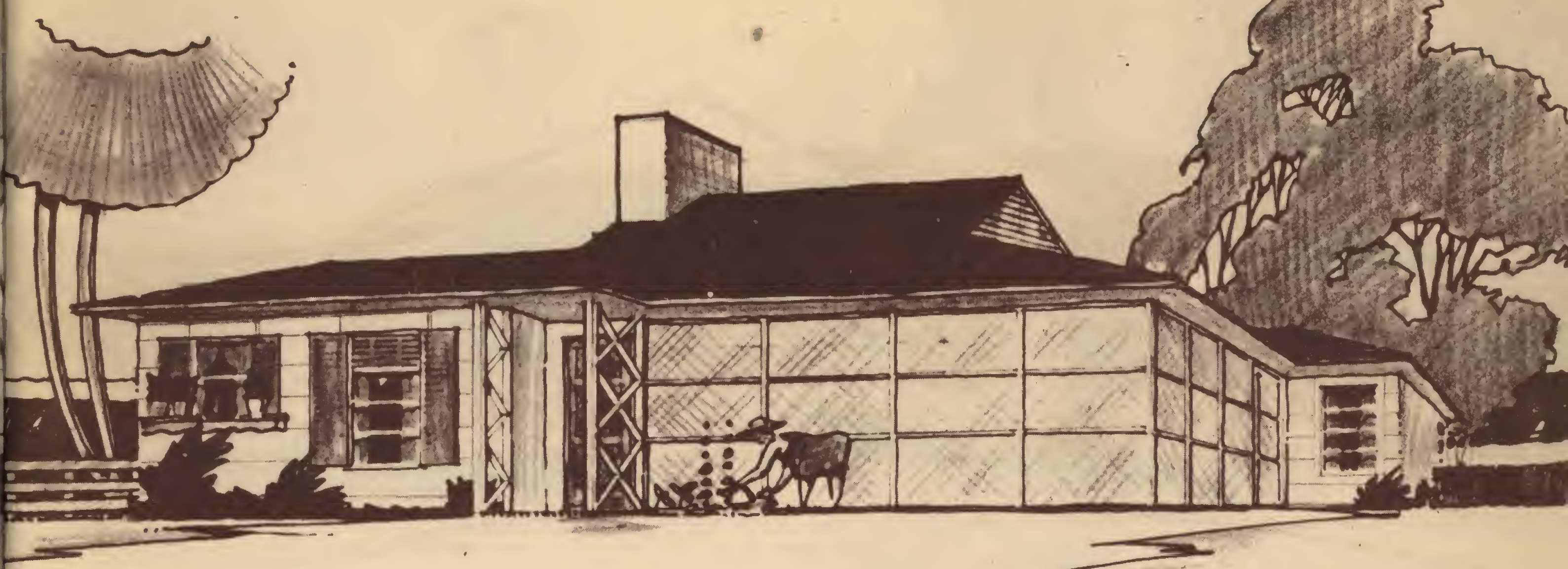
HOUSE	950
PORCH (½)	60
GARAGE (½)	100
TOTAL S. F.	1,110



8008

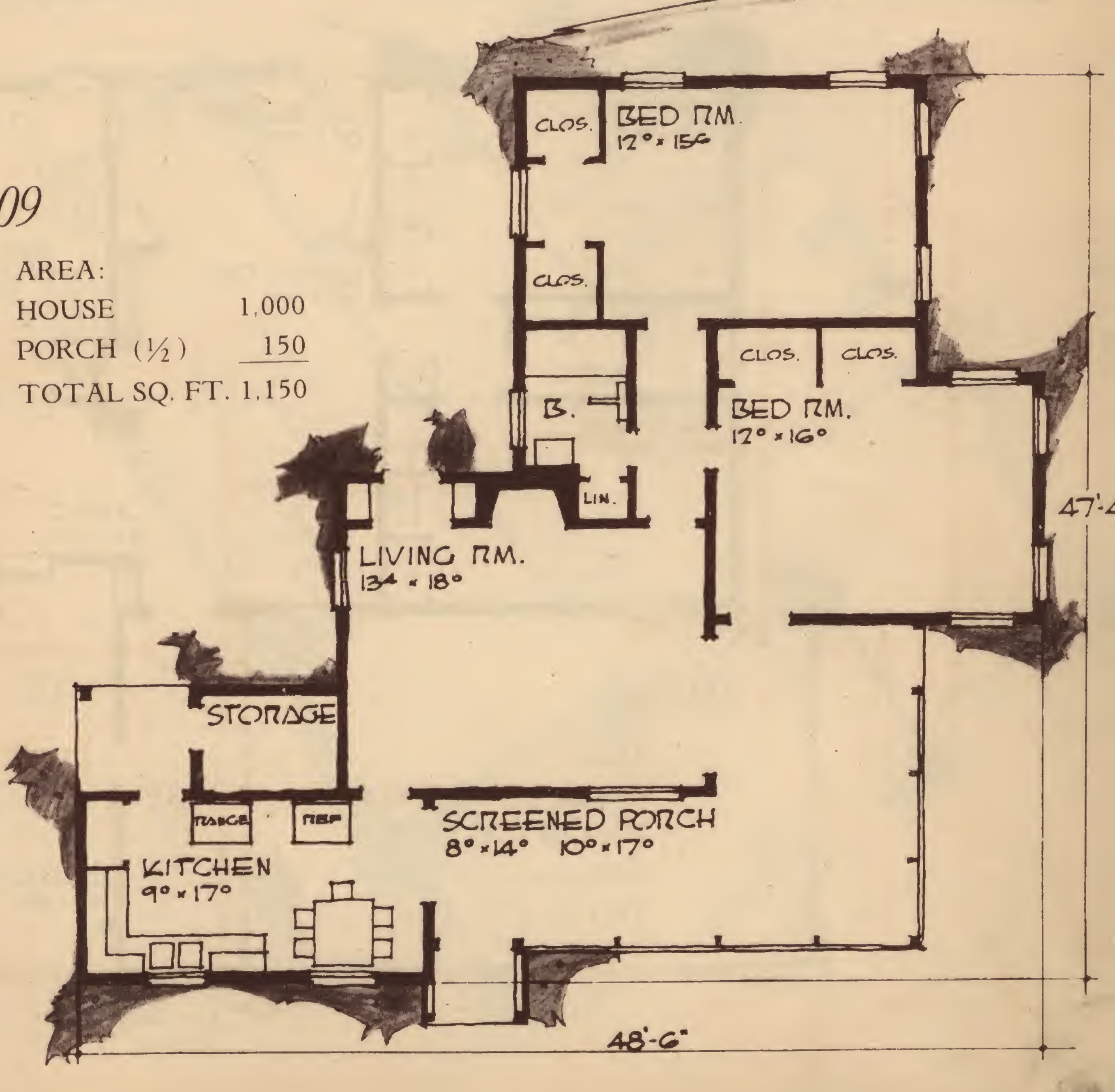
AREA:	
HOUSE	1,032
GARAGE (½)	108
TOTAL S. F.	1,140

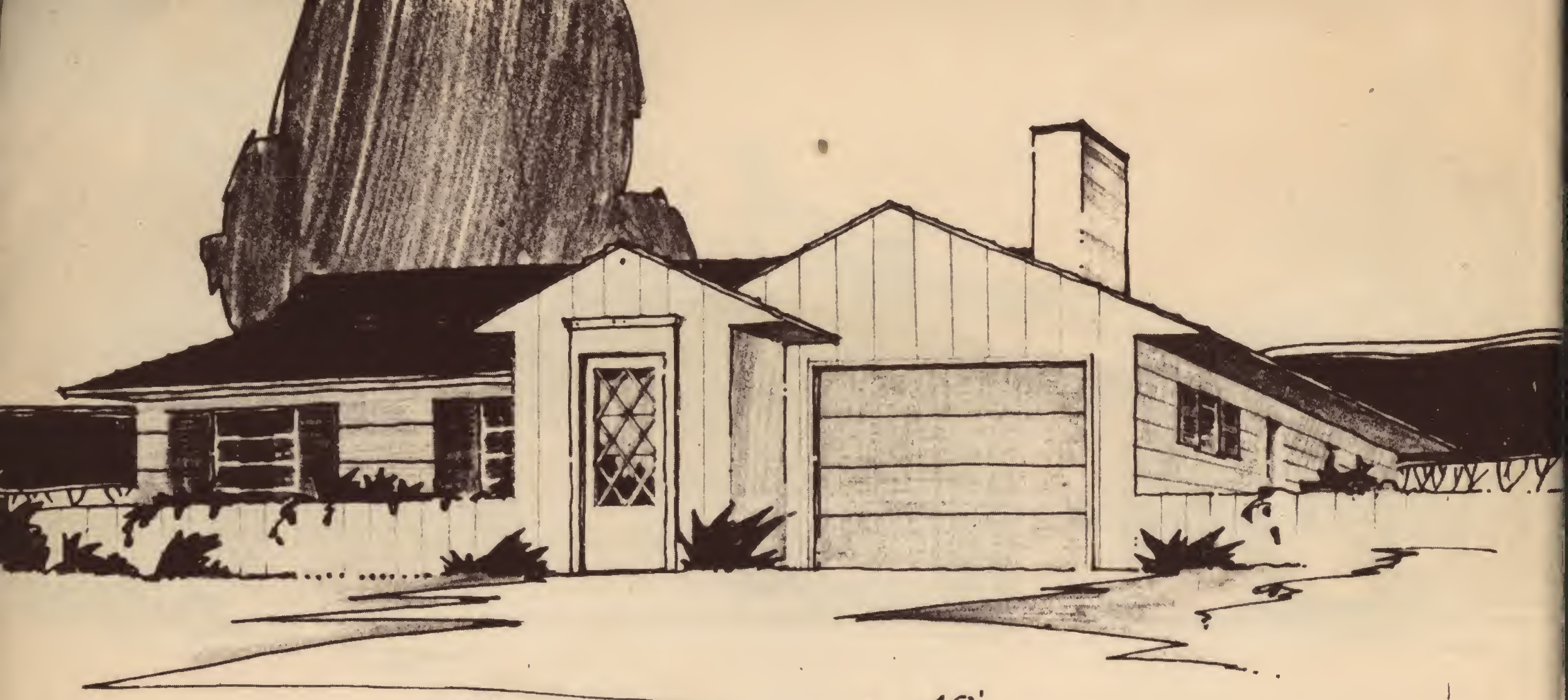


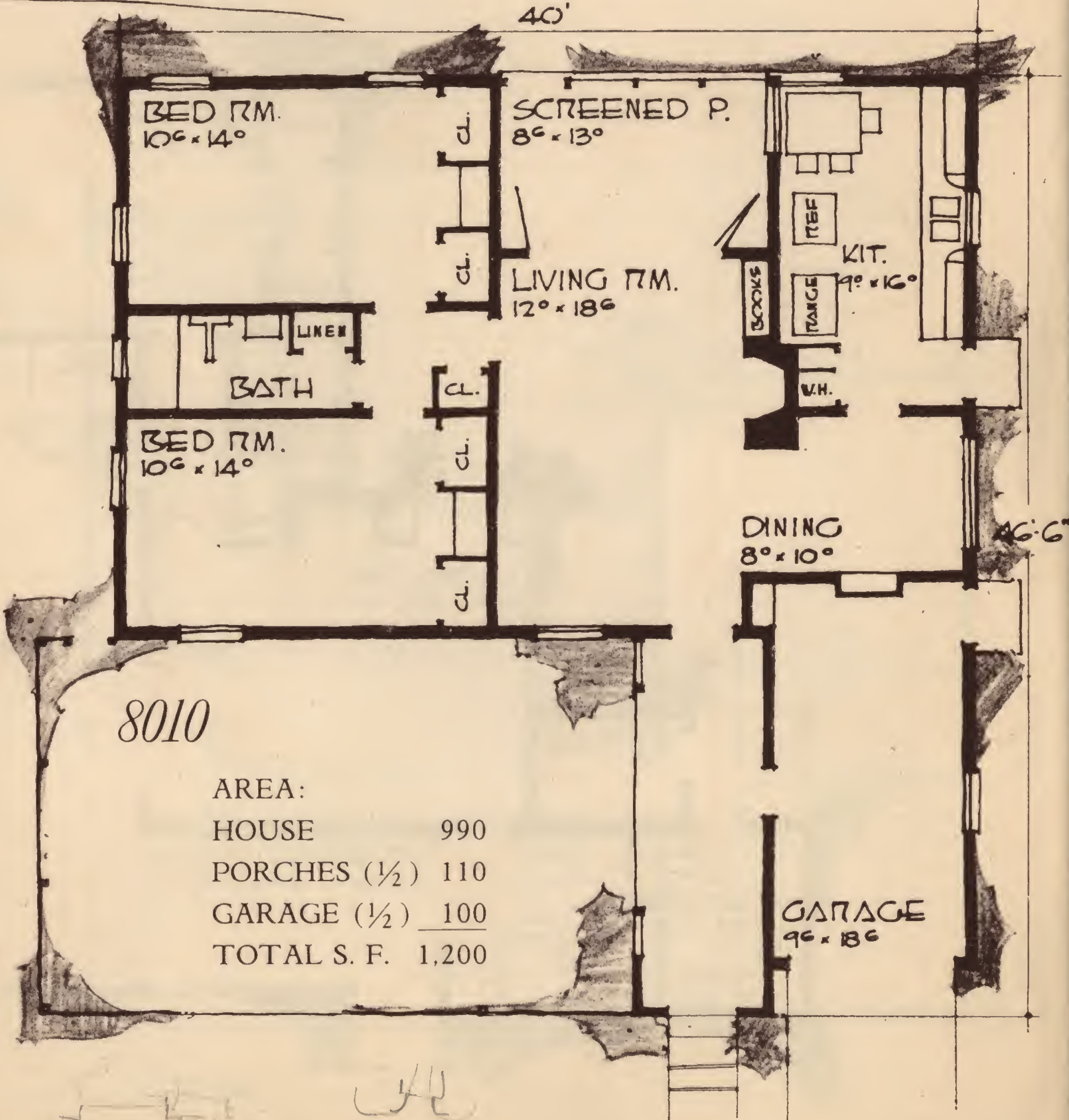


8009

AREA:	
HOUSE	1,000
PORCH (½)	150
TOTAL SQ. FT.	1,150



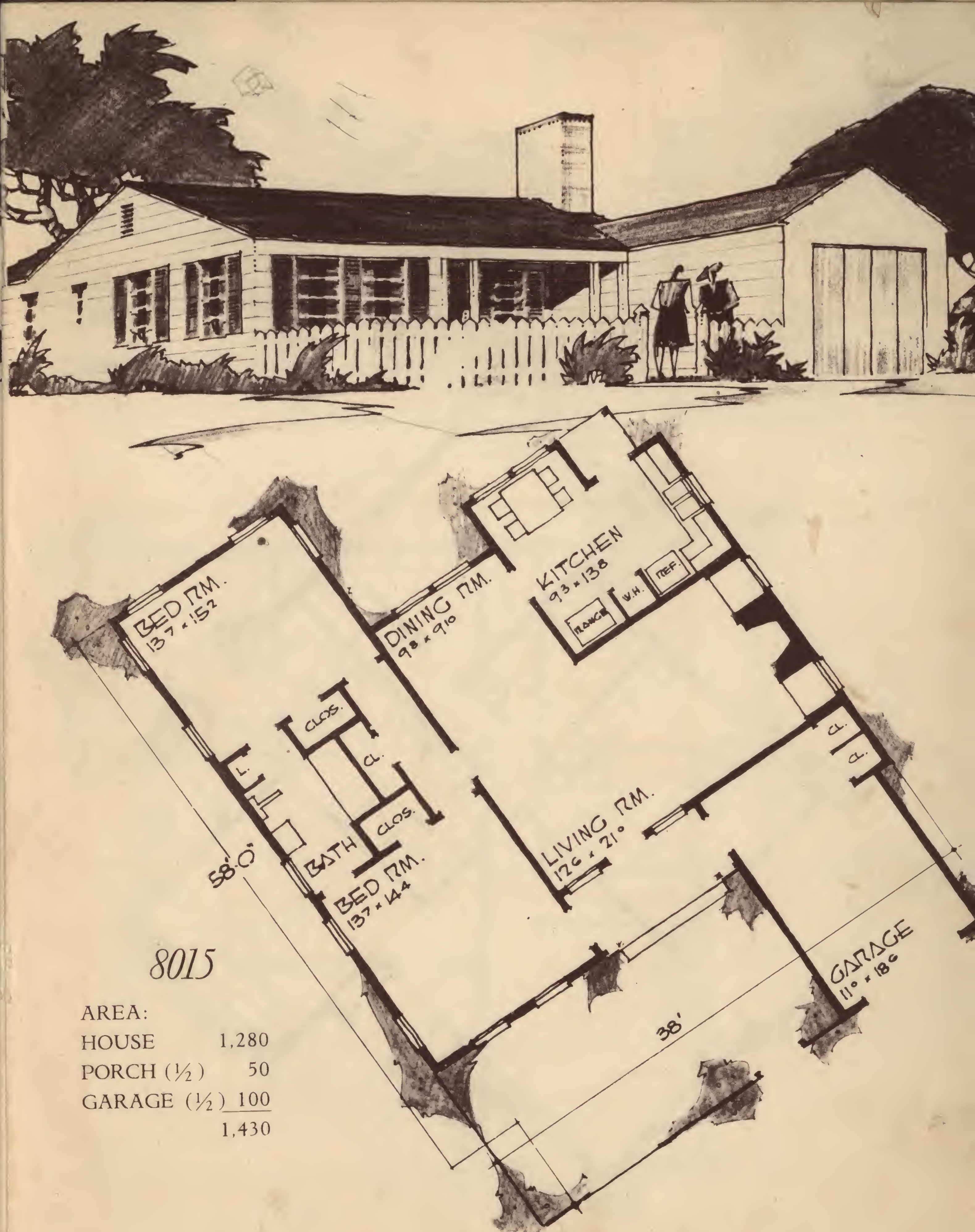




8010

AREA:

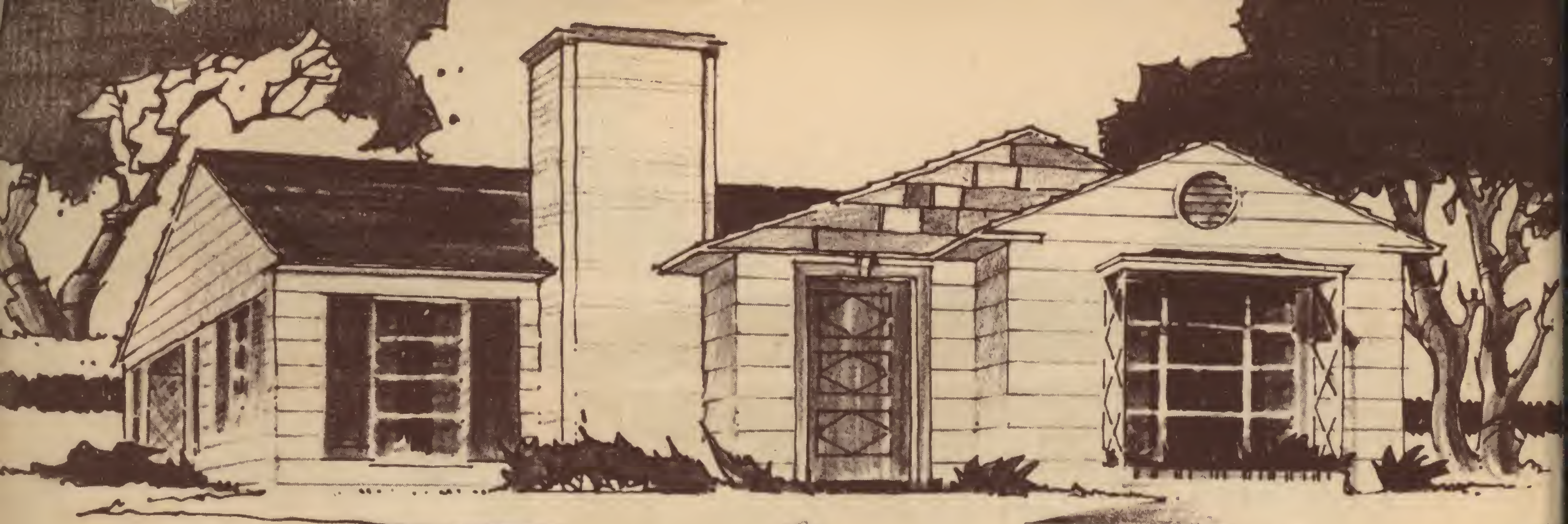
HOUSE	990
PORCHES (½)	110
GARAGE (½)	100
TOTAL S. F.	1,200



8015

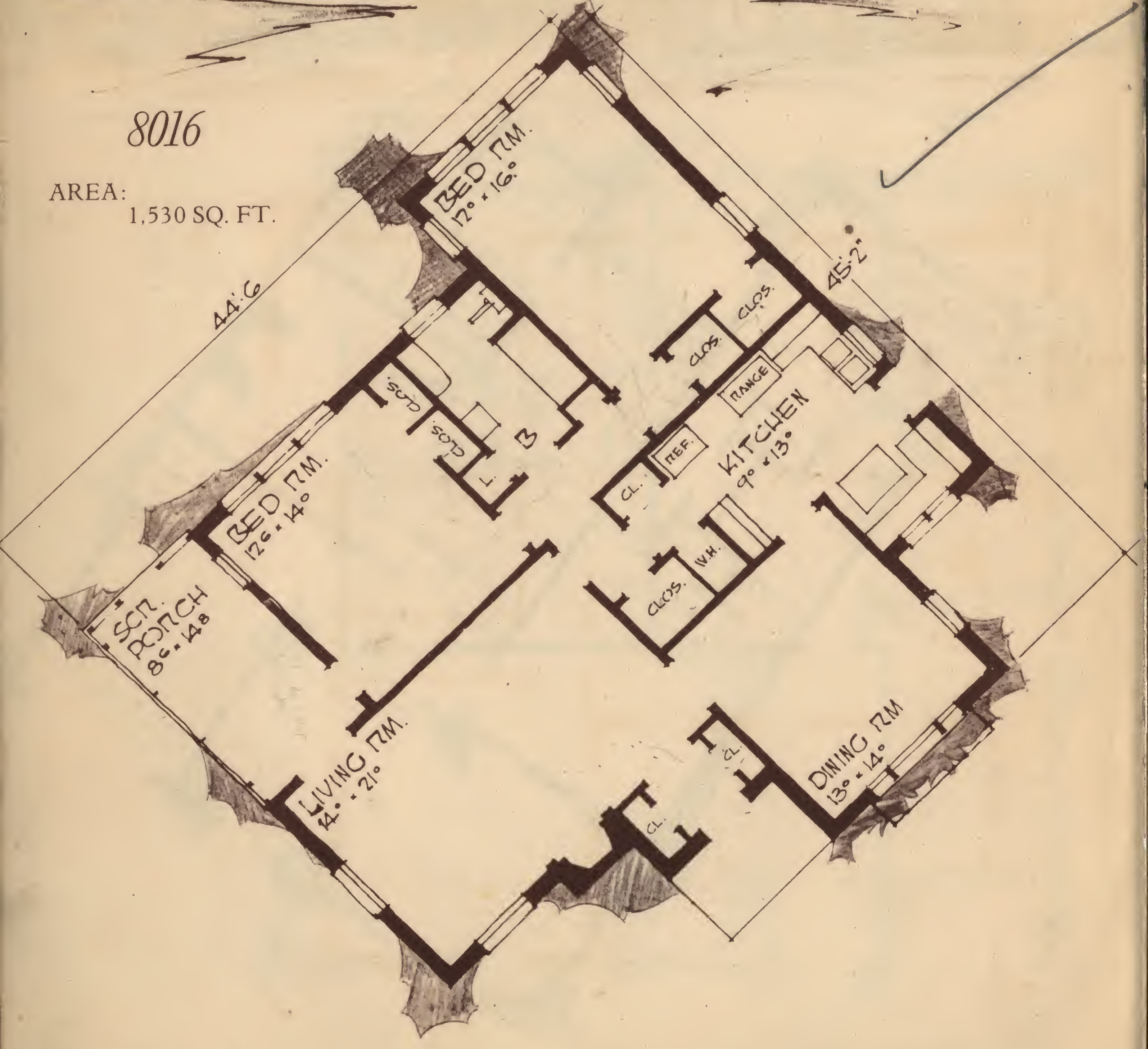
AREA:

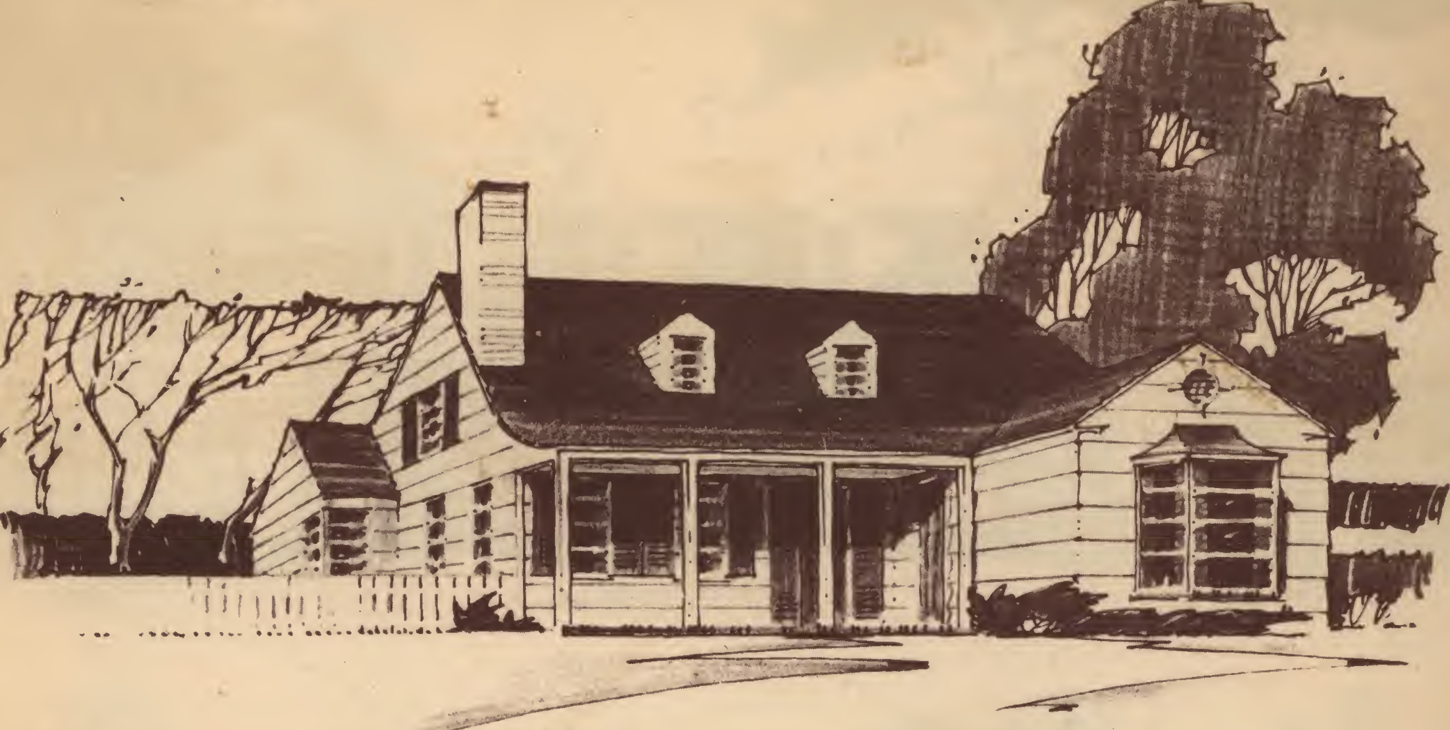
HOUSE	1,280
PORCH (½)	50
GARAGE (½)	100
	1,430

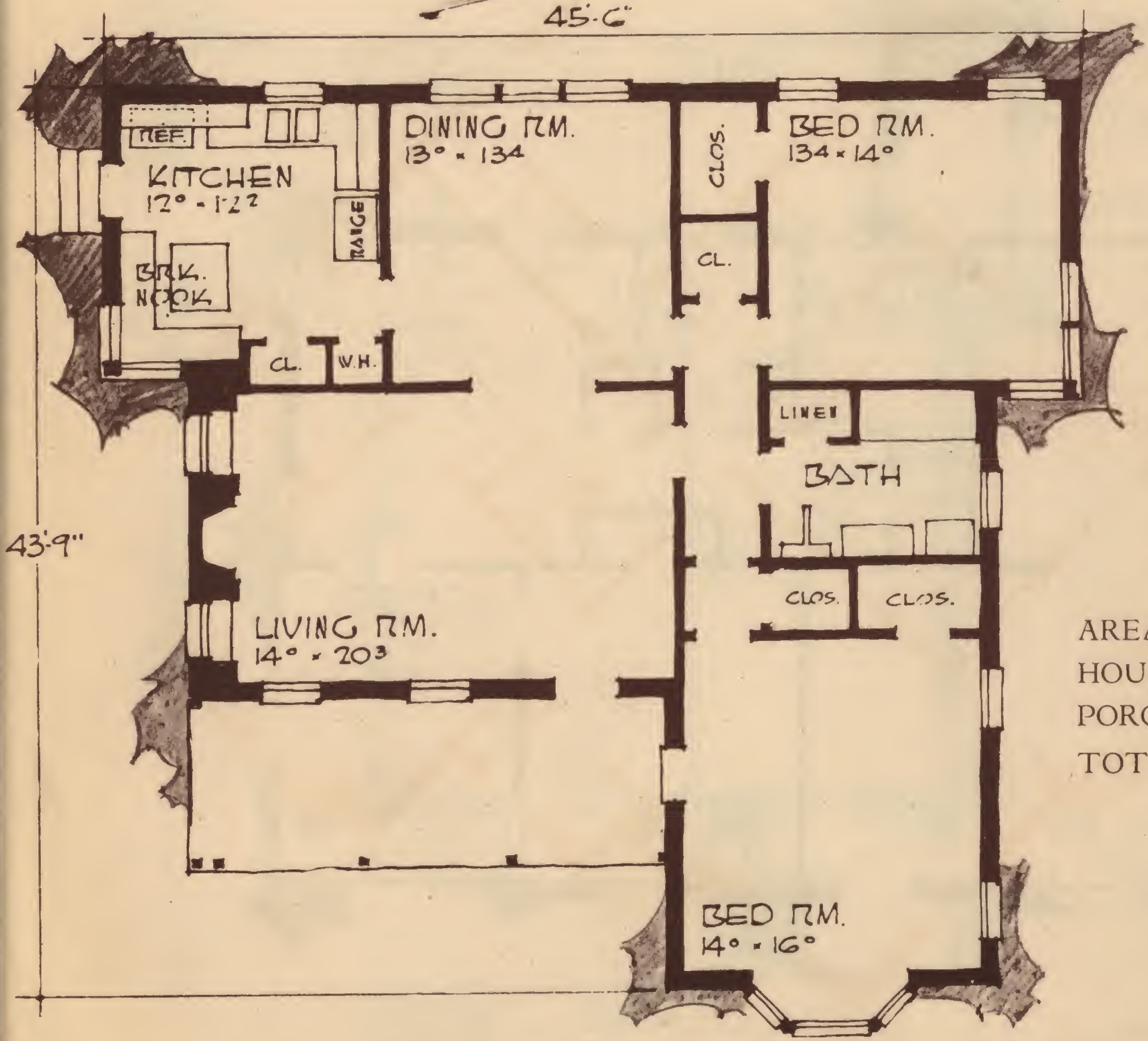


8016

AREA:
1,530 SQ. FT.



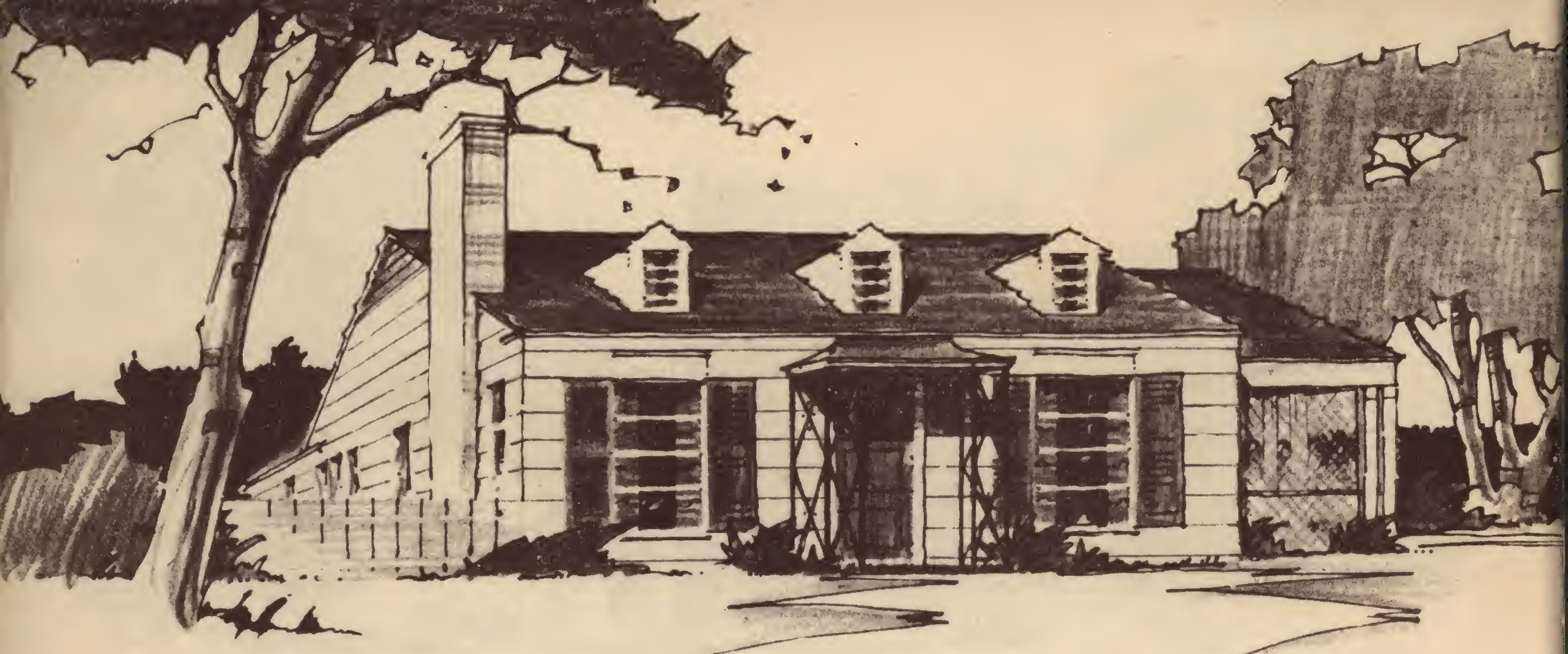


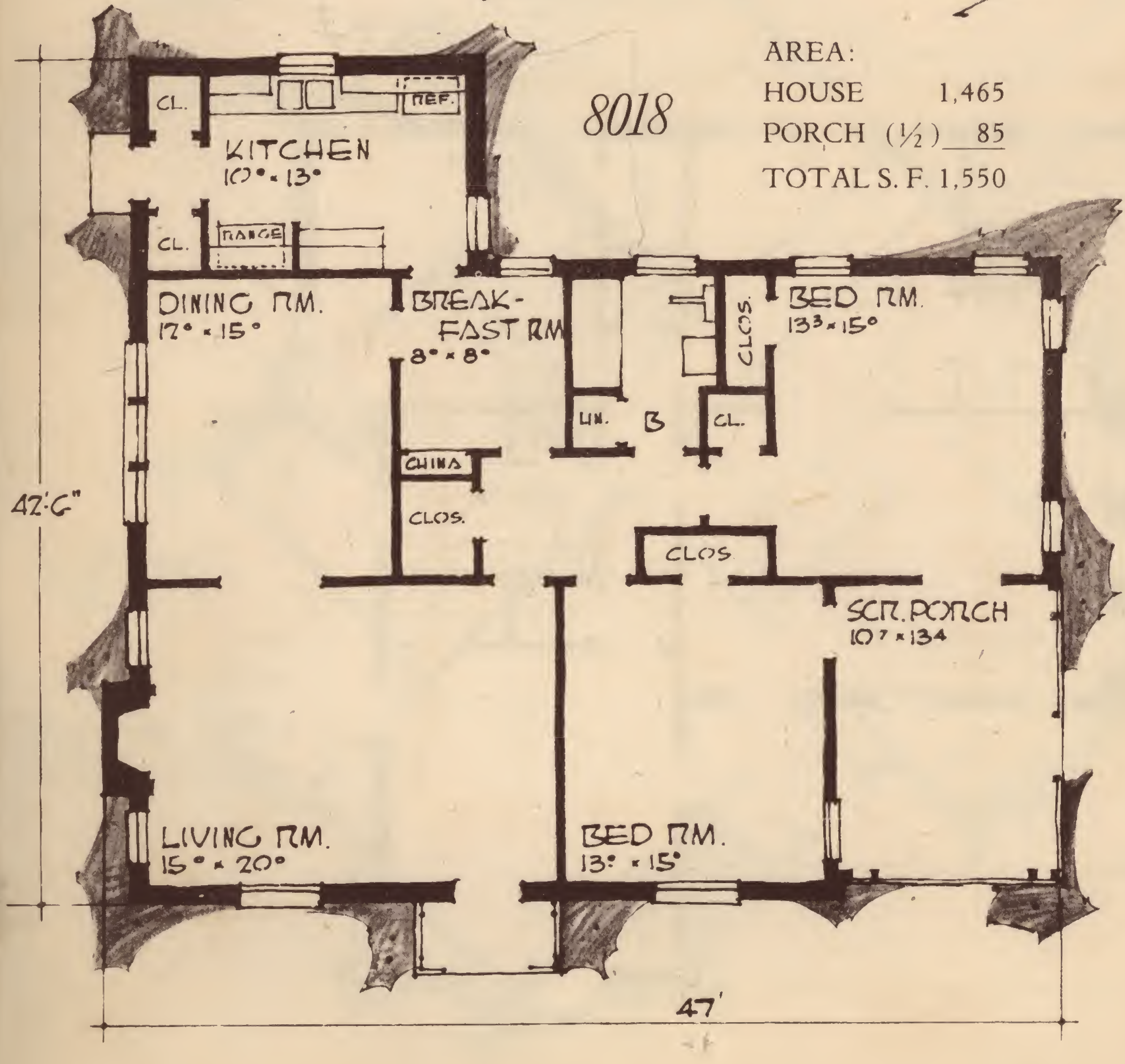


8017

AREA:

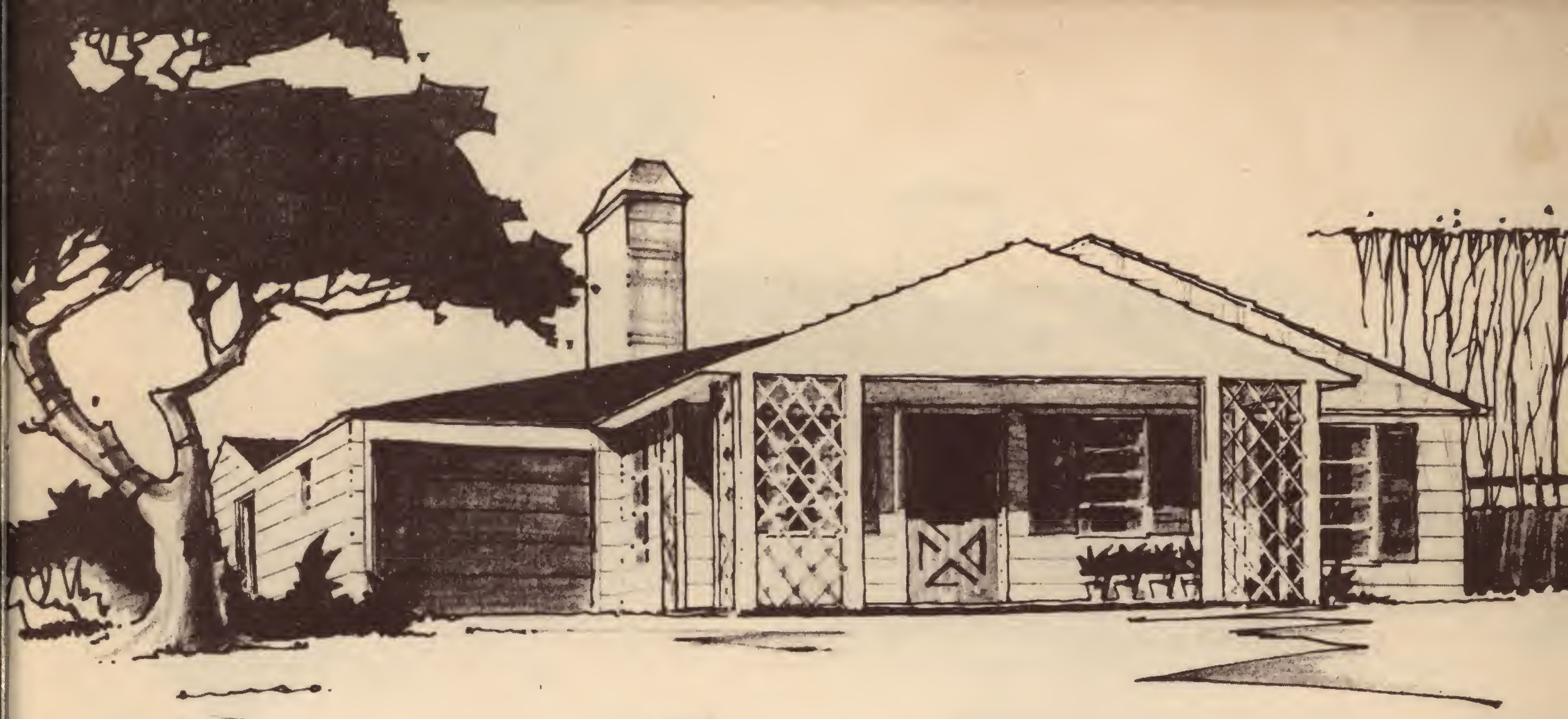
HOUSE	1,450
PORCH (½)	90
TOTAL S. F.	1,540

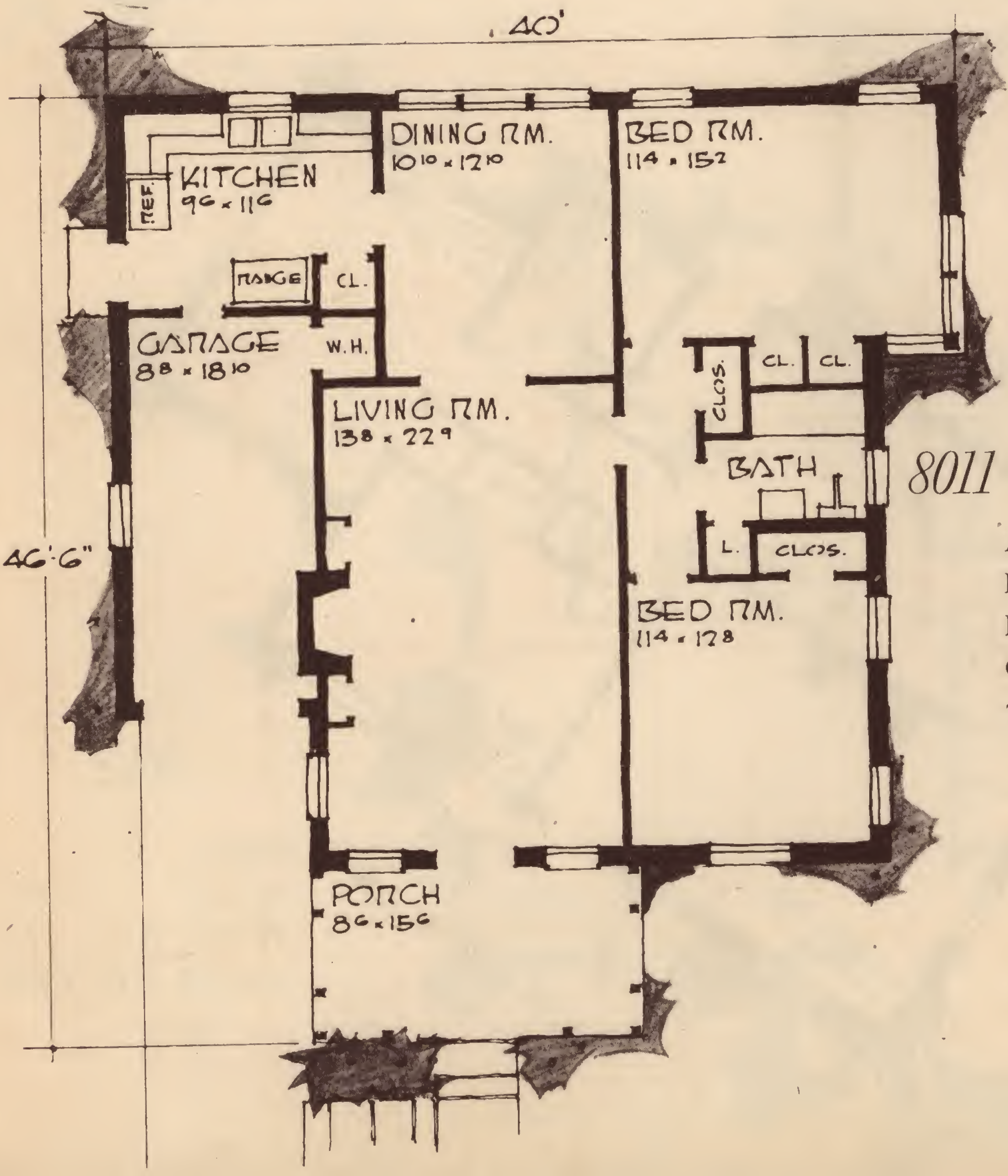




8018

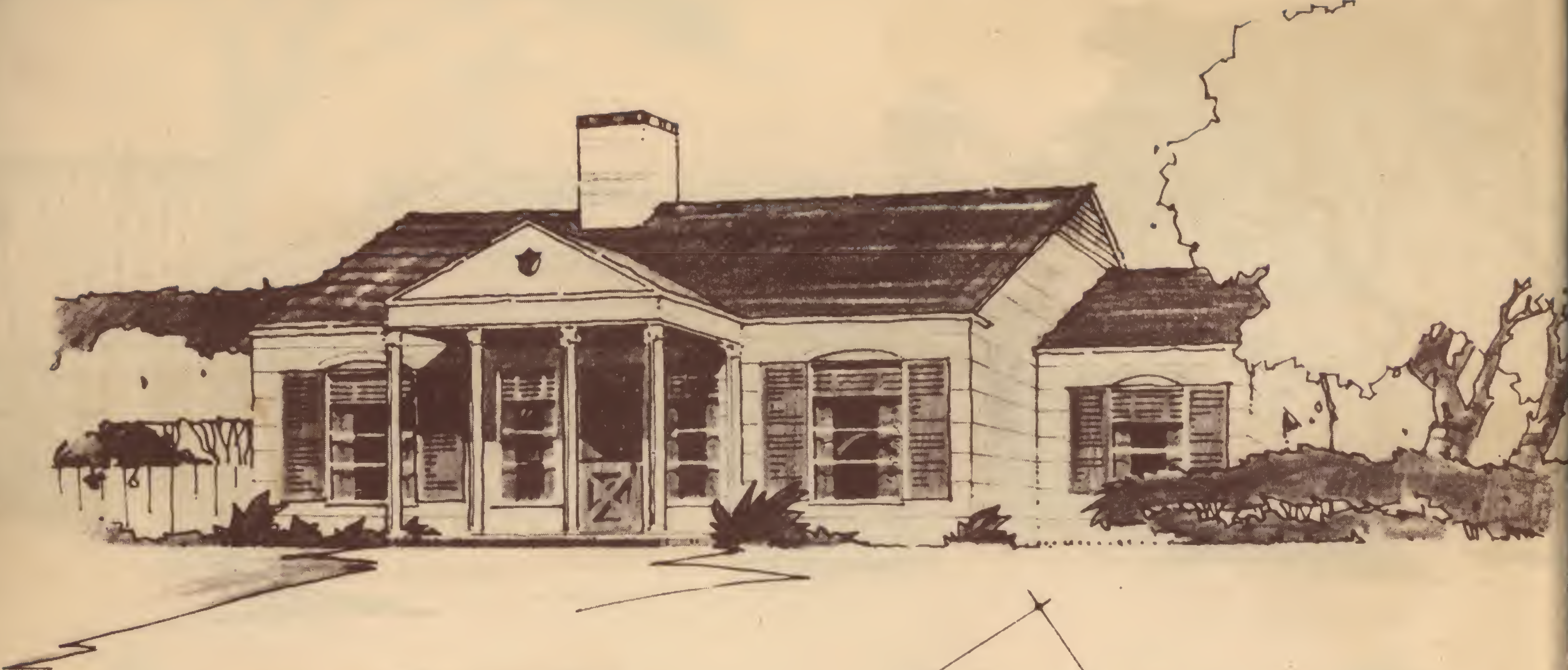
AREA:
HOUSE 1,465
PORCH (½) 85
TOTAL S. F. 1,550

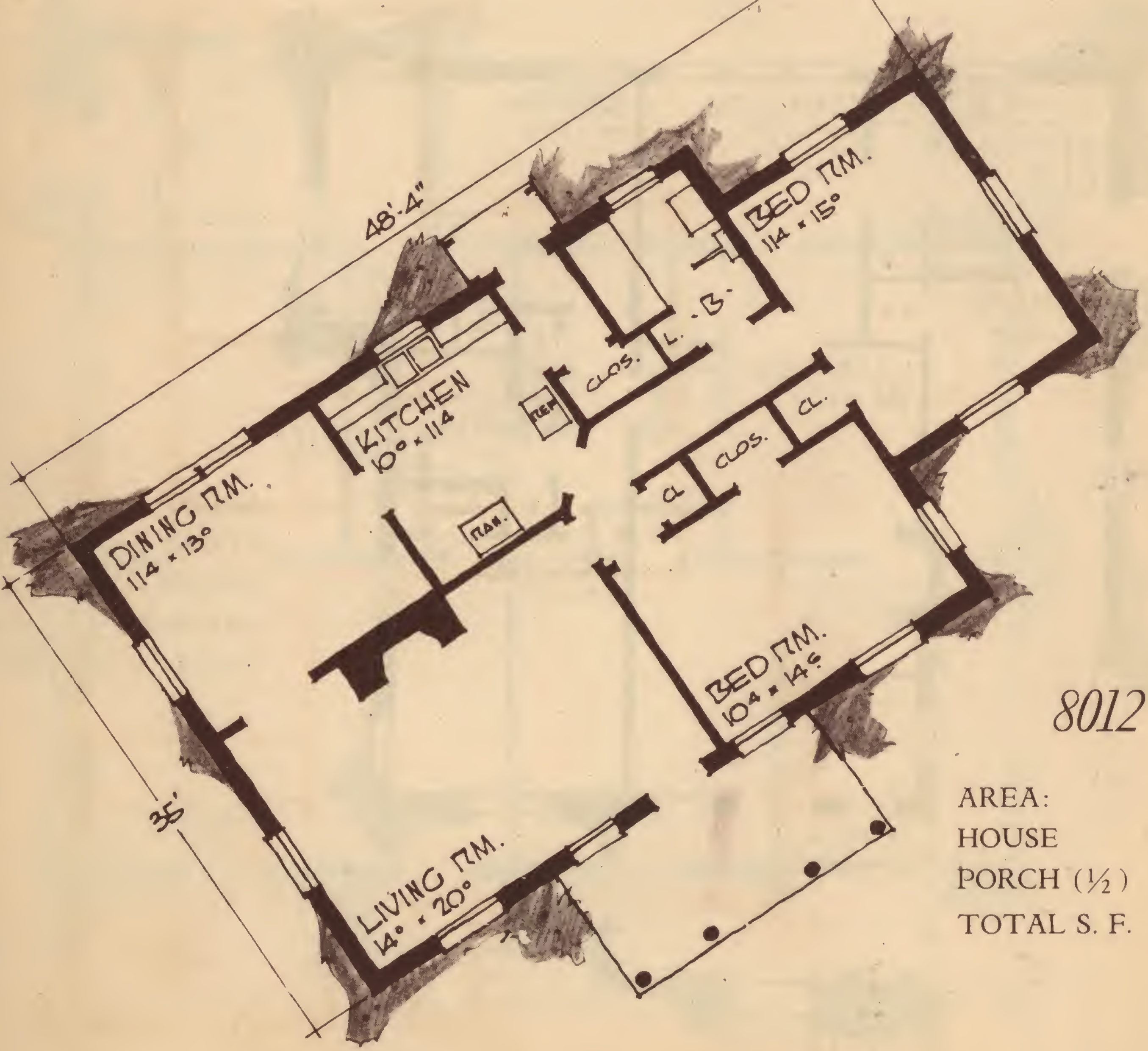




8011

AREA:	
HOUSE	1,120
PORCH (½)	60
GARAGE (½)	80
TOTAL S. F.	1,260

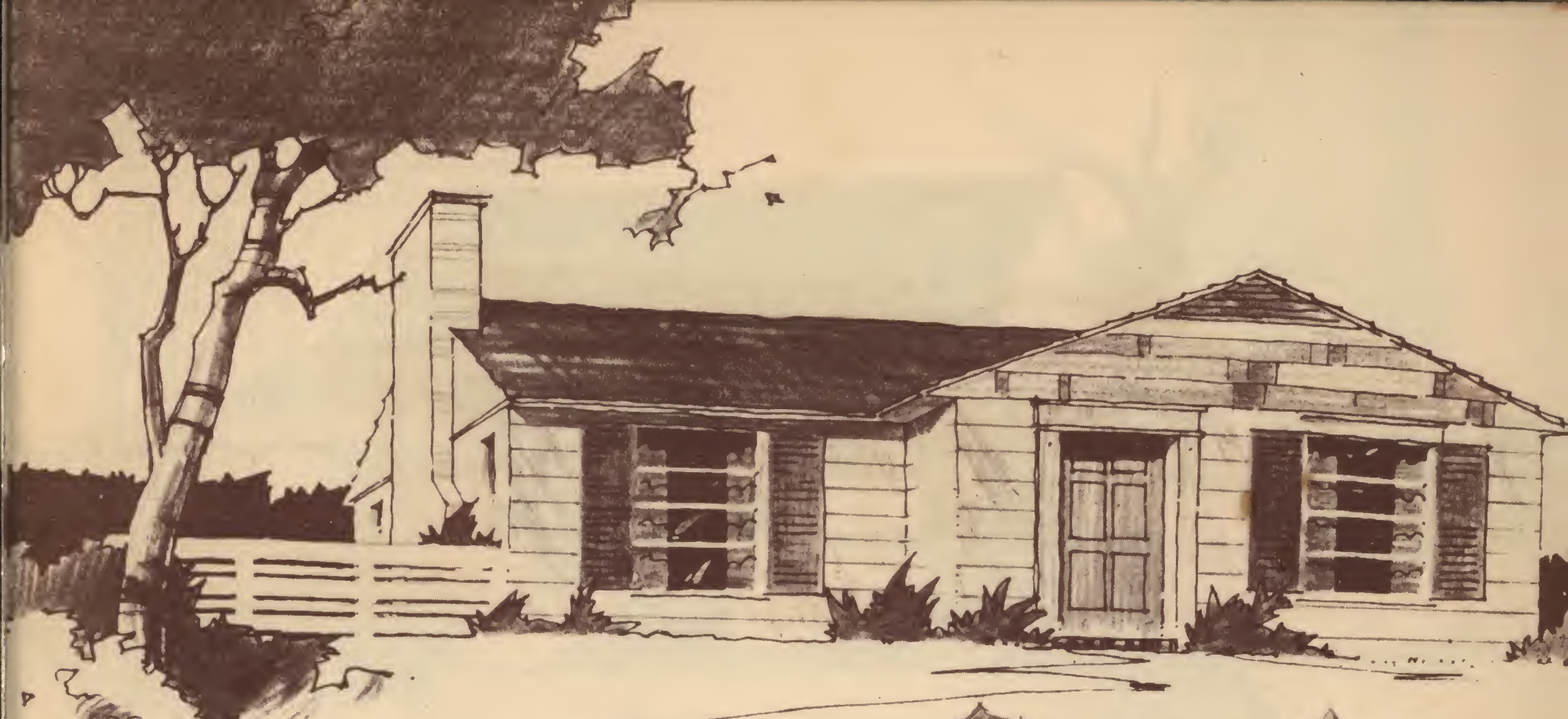




8012

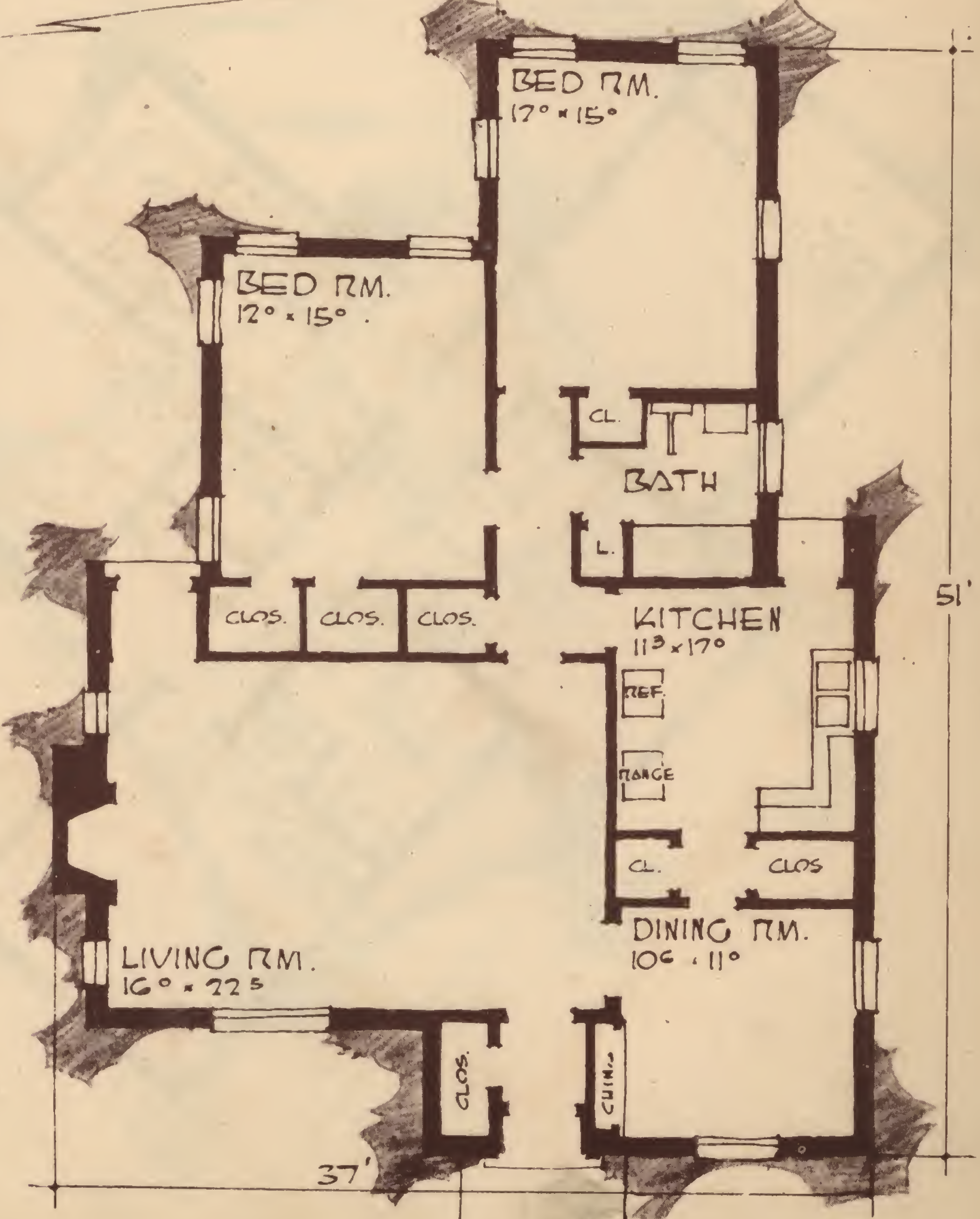
AREA:

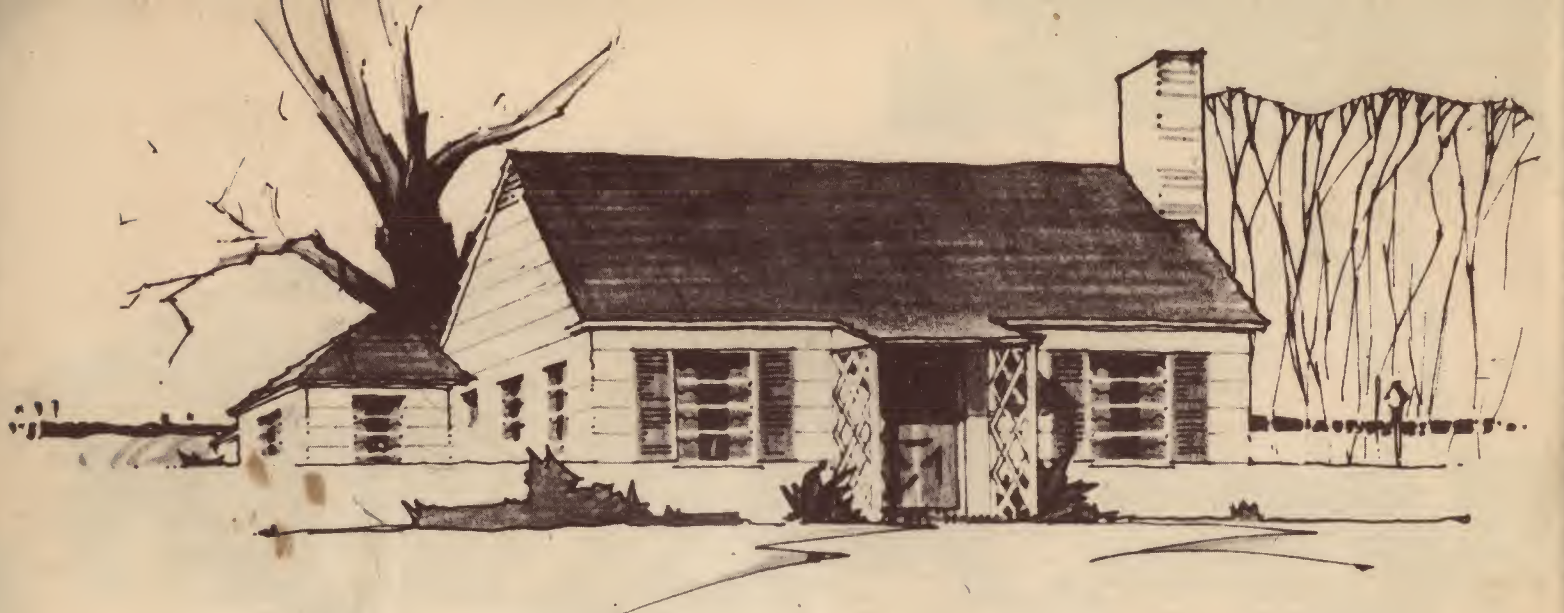
HOUSE	1,200
PORCH (½)	60
TOTAL S. F.	1,260

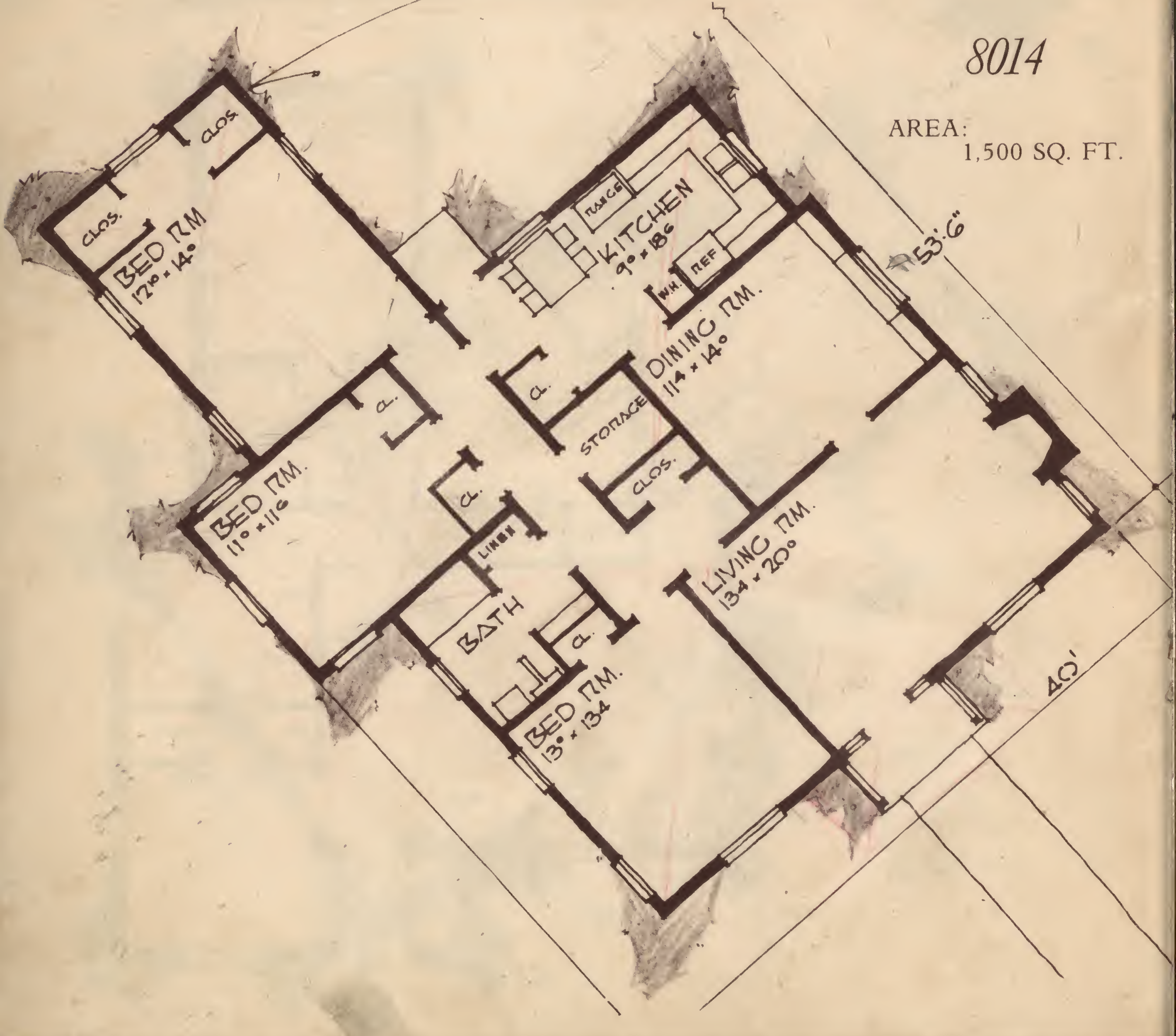


8013

AREA:
1,390 SQ. FT.

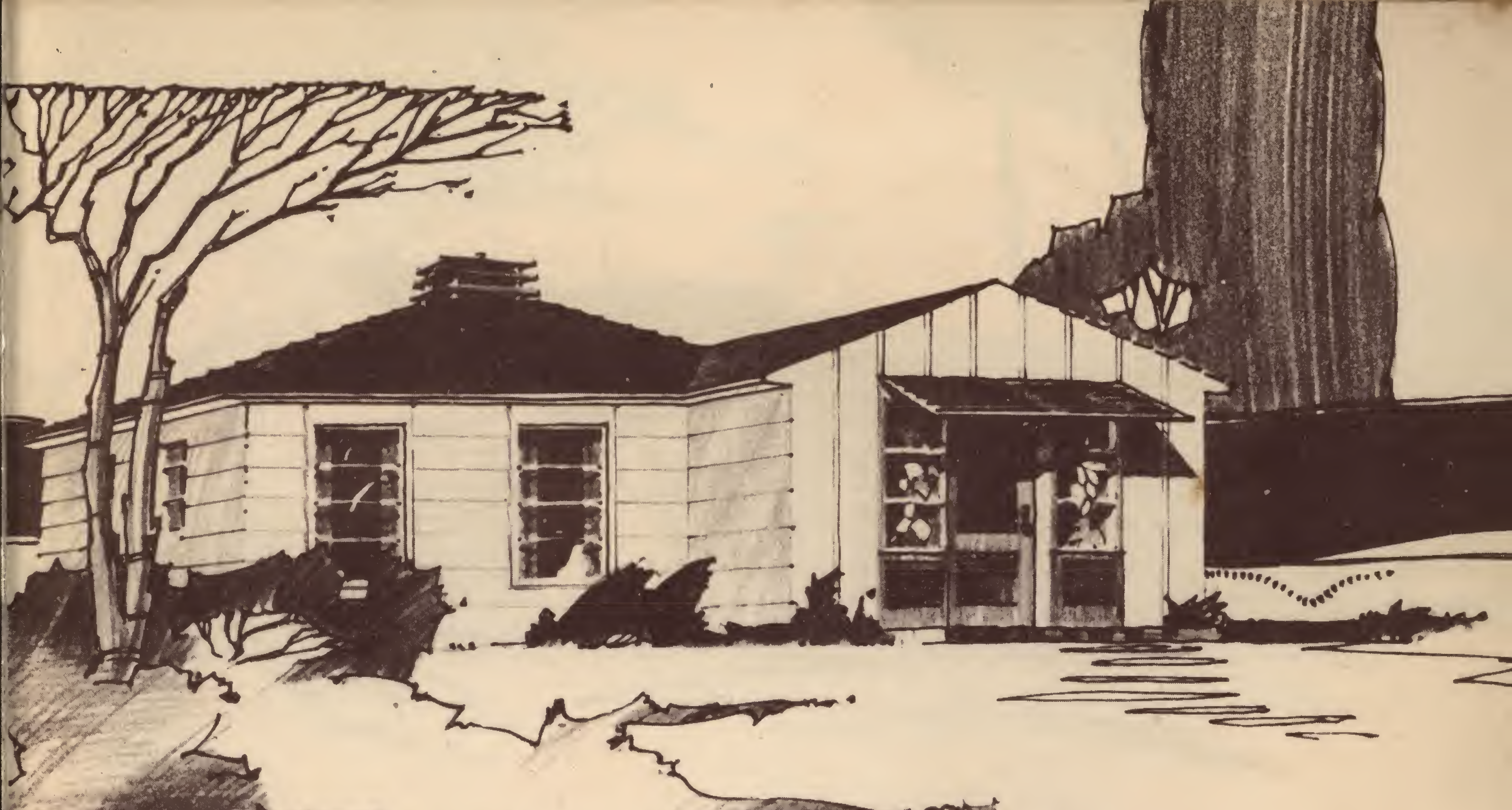


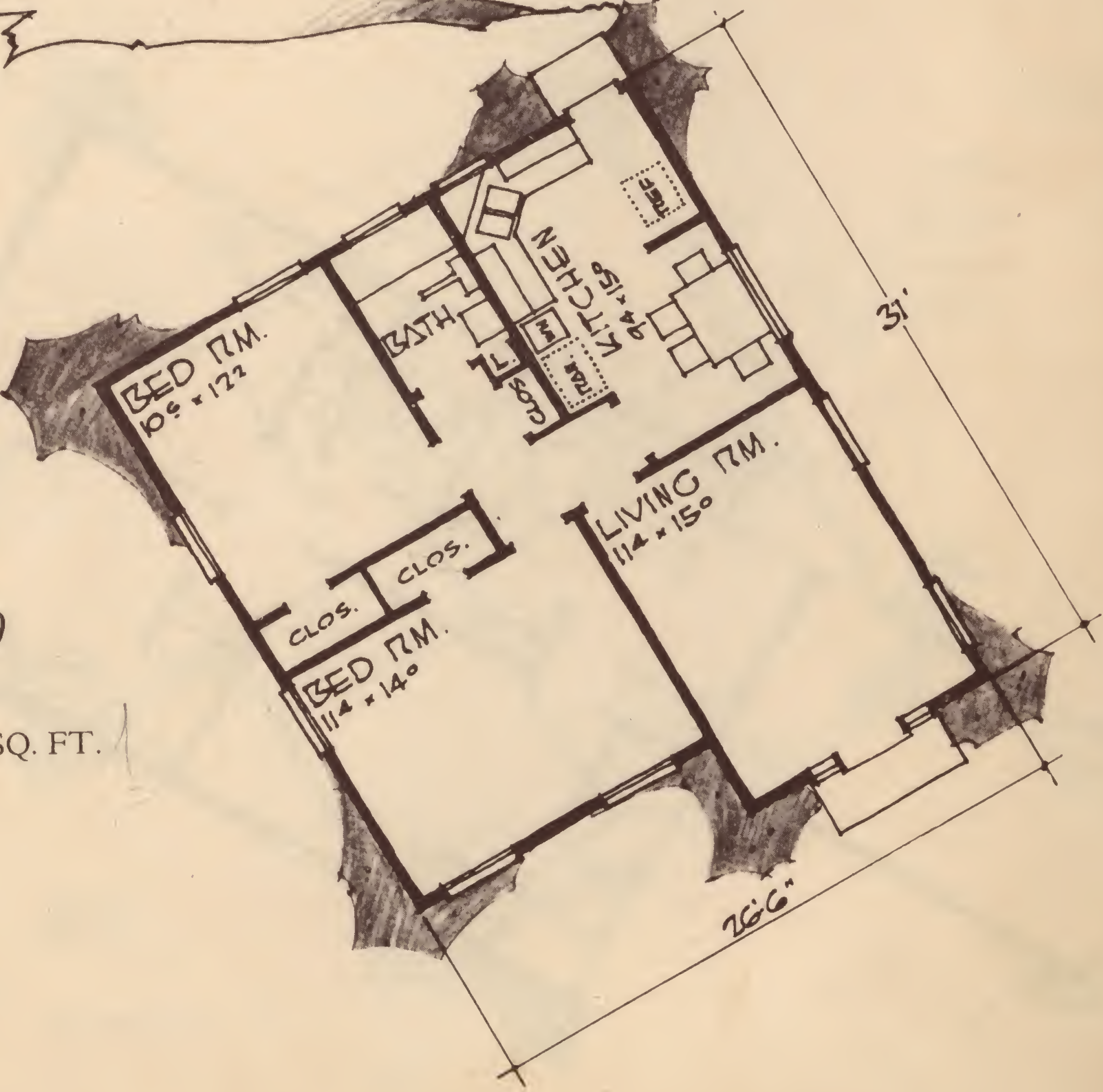




8014

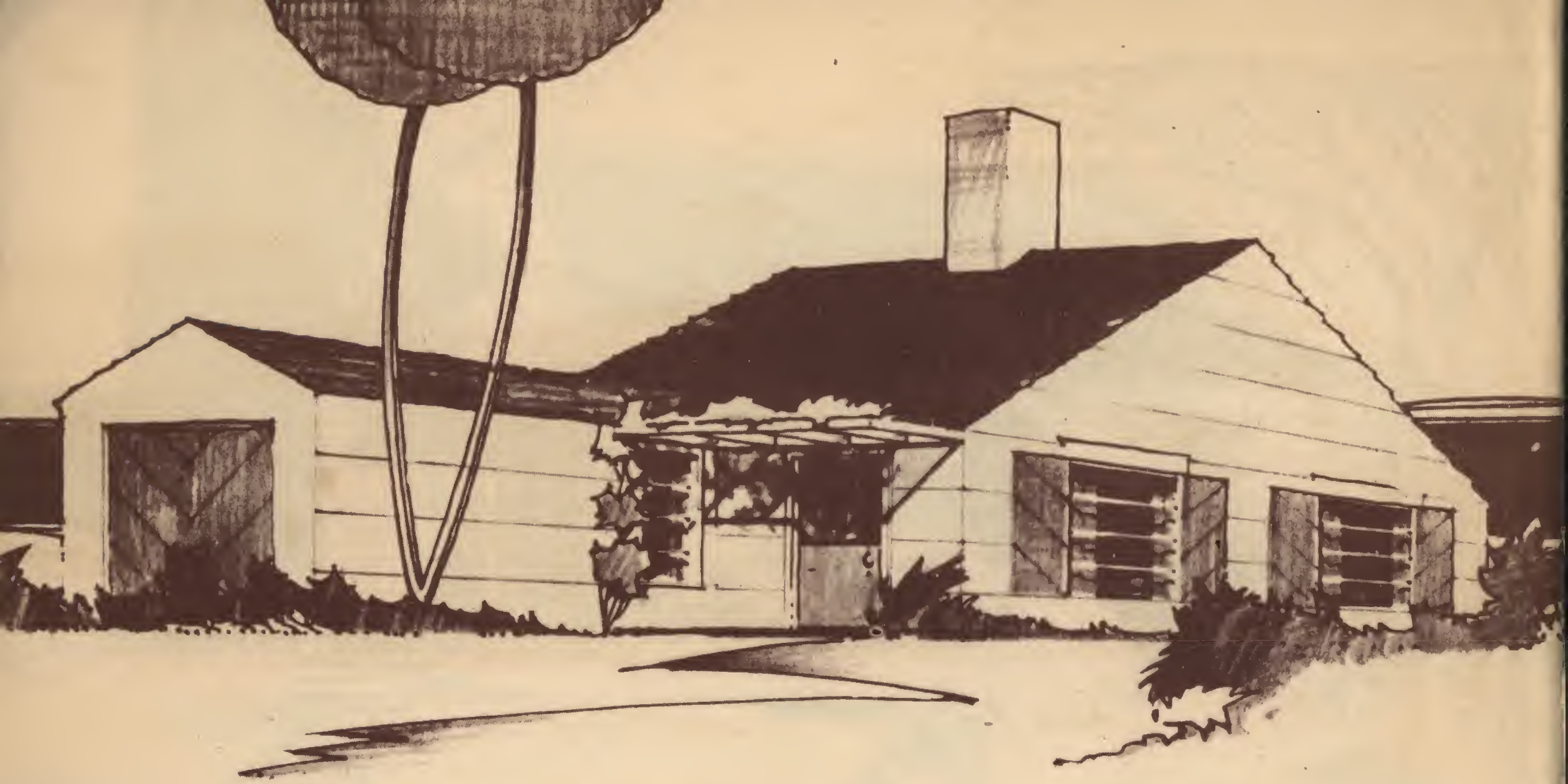
AREA:
1,500 SQ. FT.





8019

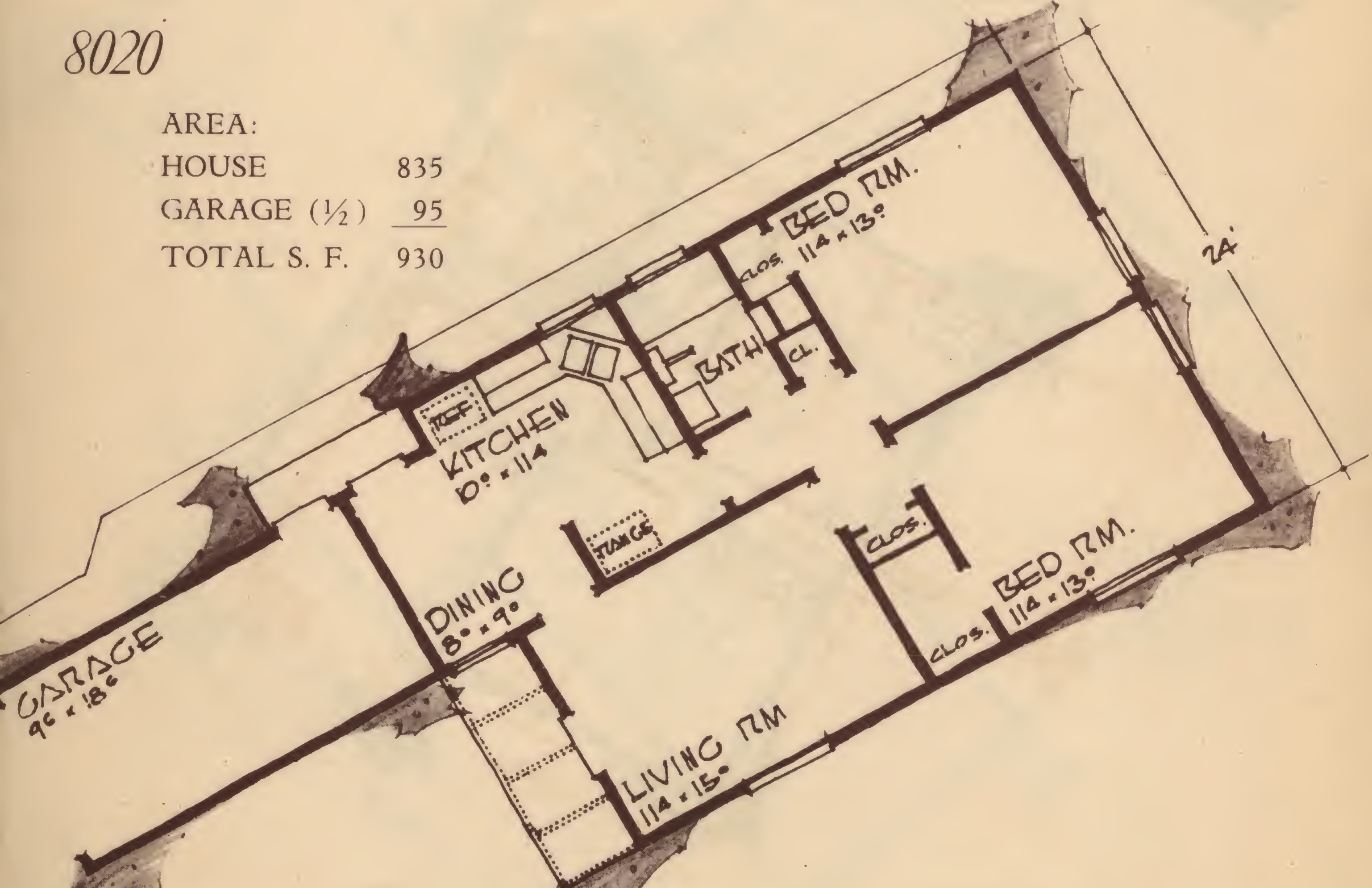
AREA:
775 SQ. FT.

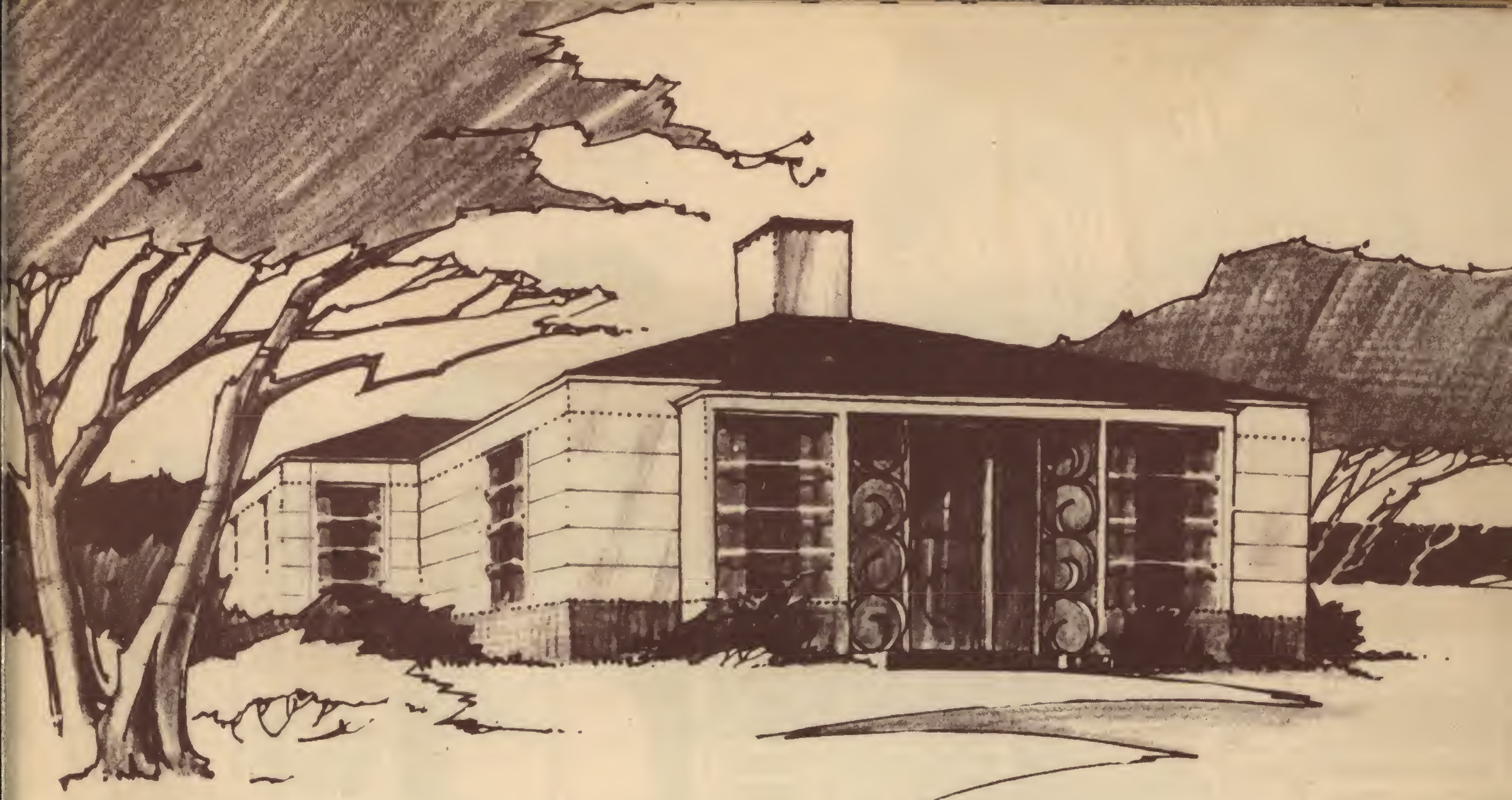


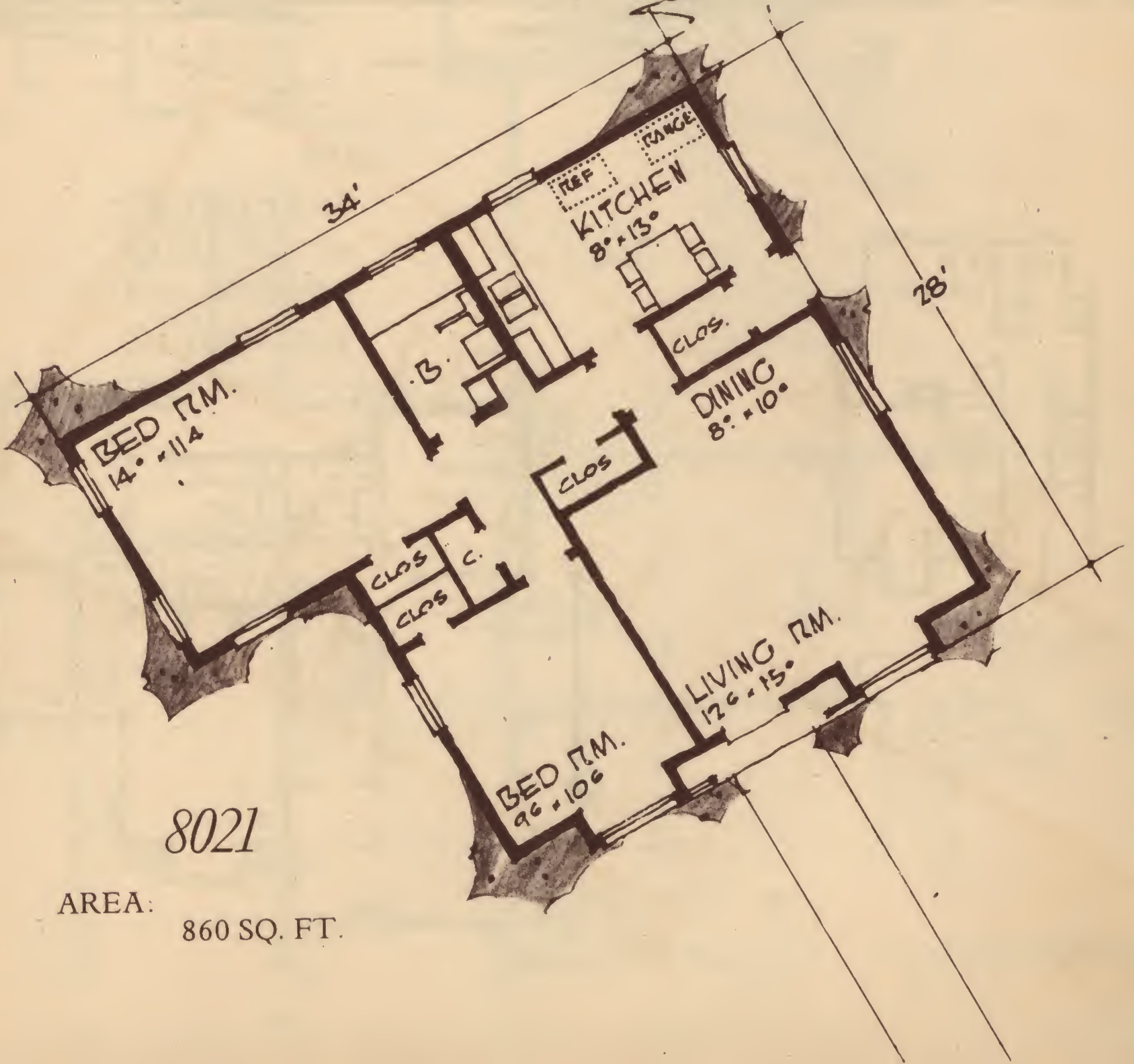
8020

AREA:

HOUSE	835
GARAGE (½)	95
TOTAL S. F.	930

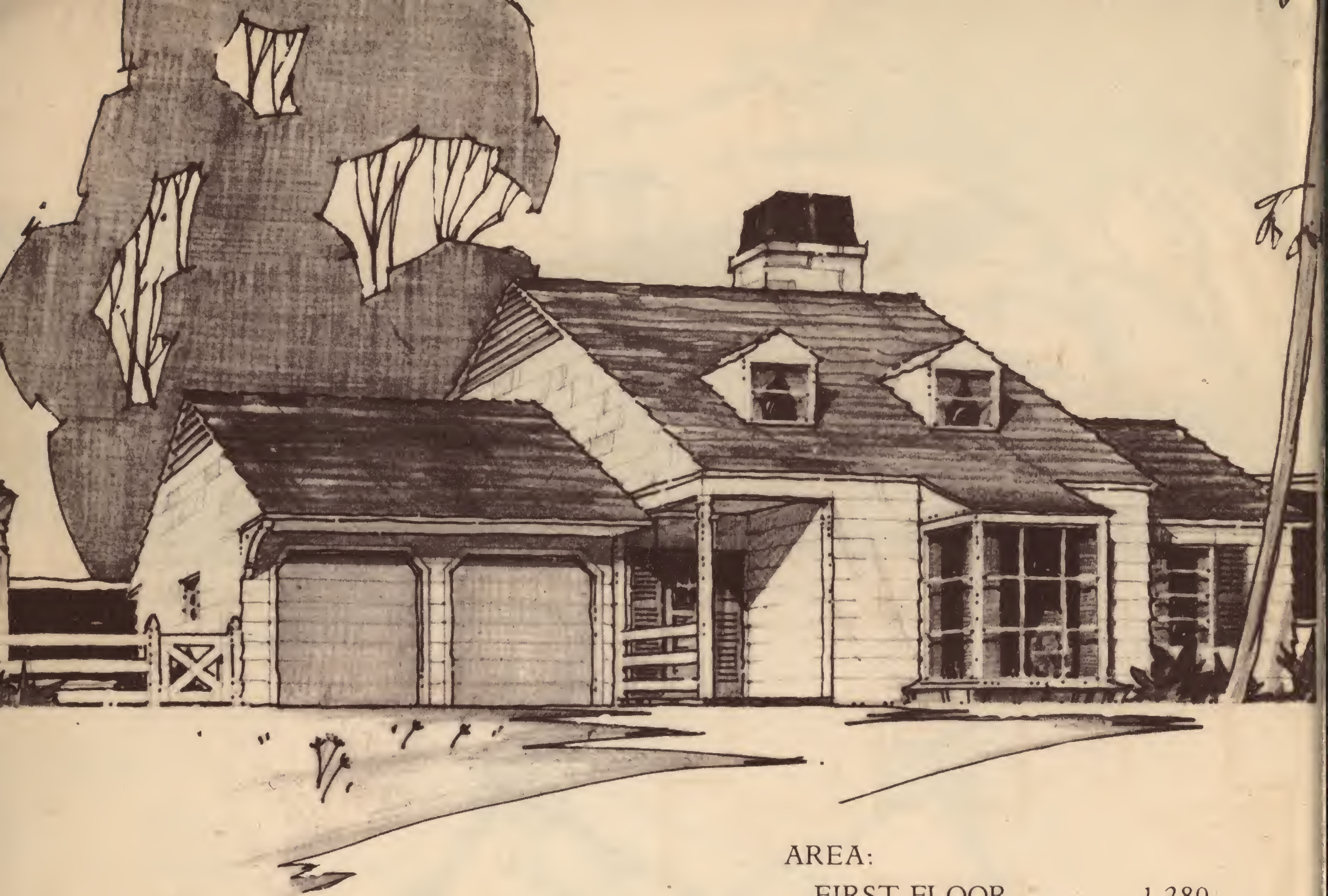






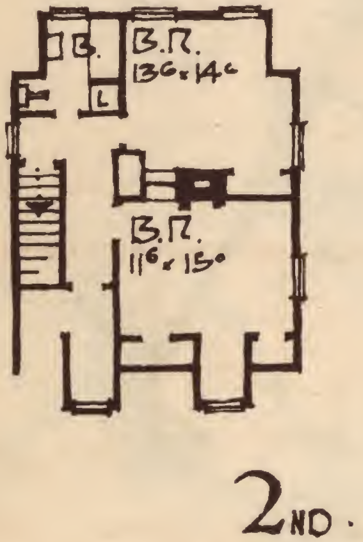
8021

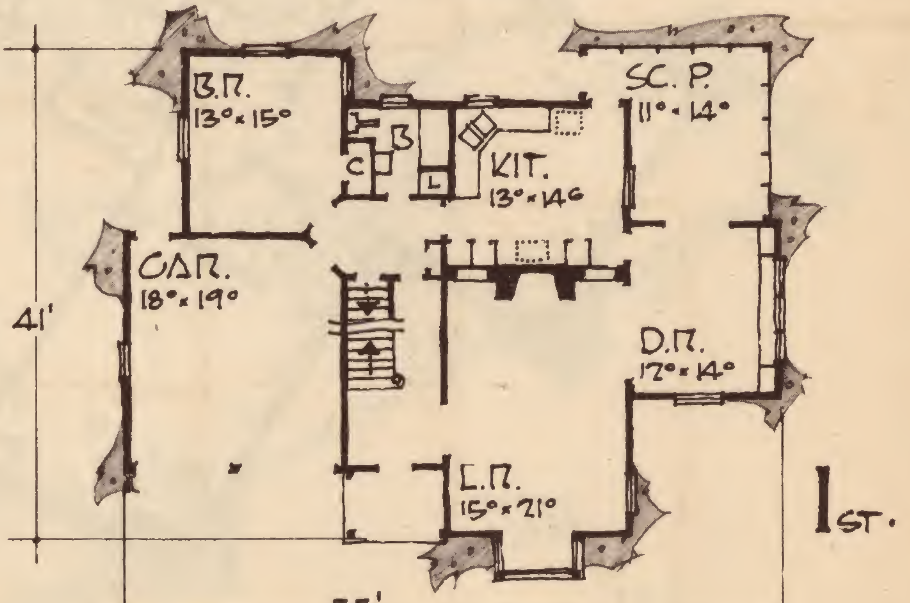
AREA: 860 SQ. FT.

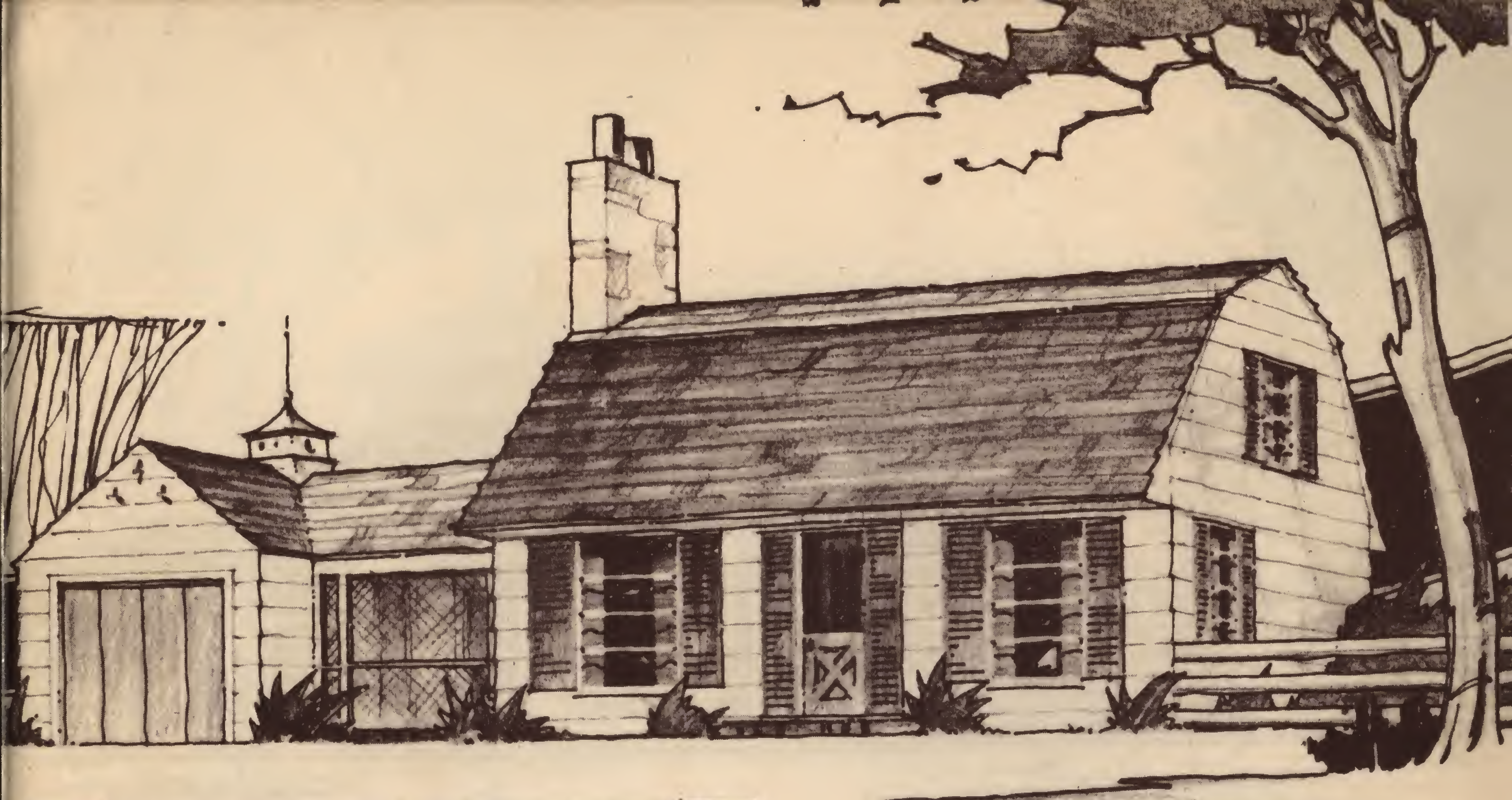


AREA:	
FIRST FLOOR	1,280
SECOND FLOOR	760
PORCH & GARAGE (½)	305
TOTAL SQ. FT.	2,345

8022



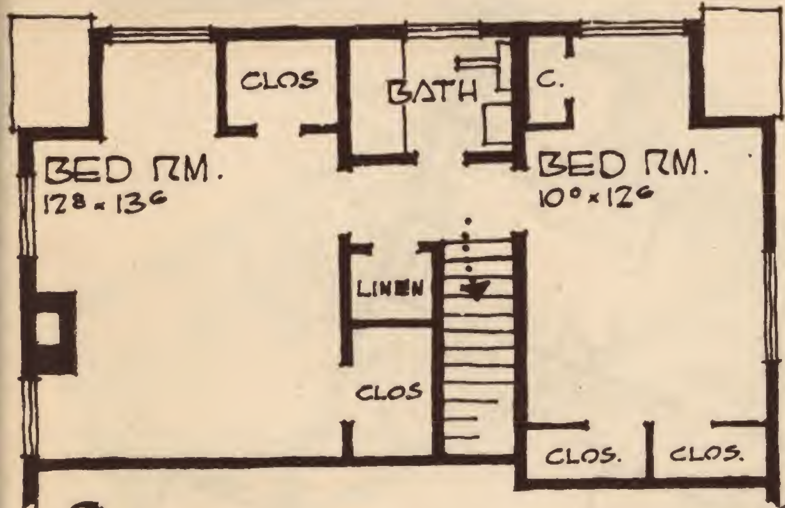




8023

AREA:

HOUSE	1,350
PORCH (½)	55
GARAGE (½)	95
TOTAL SQ. FT.	1,500



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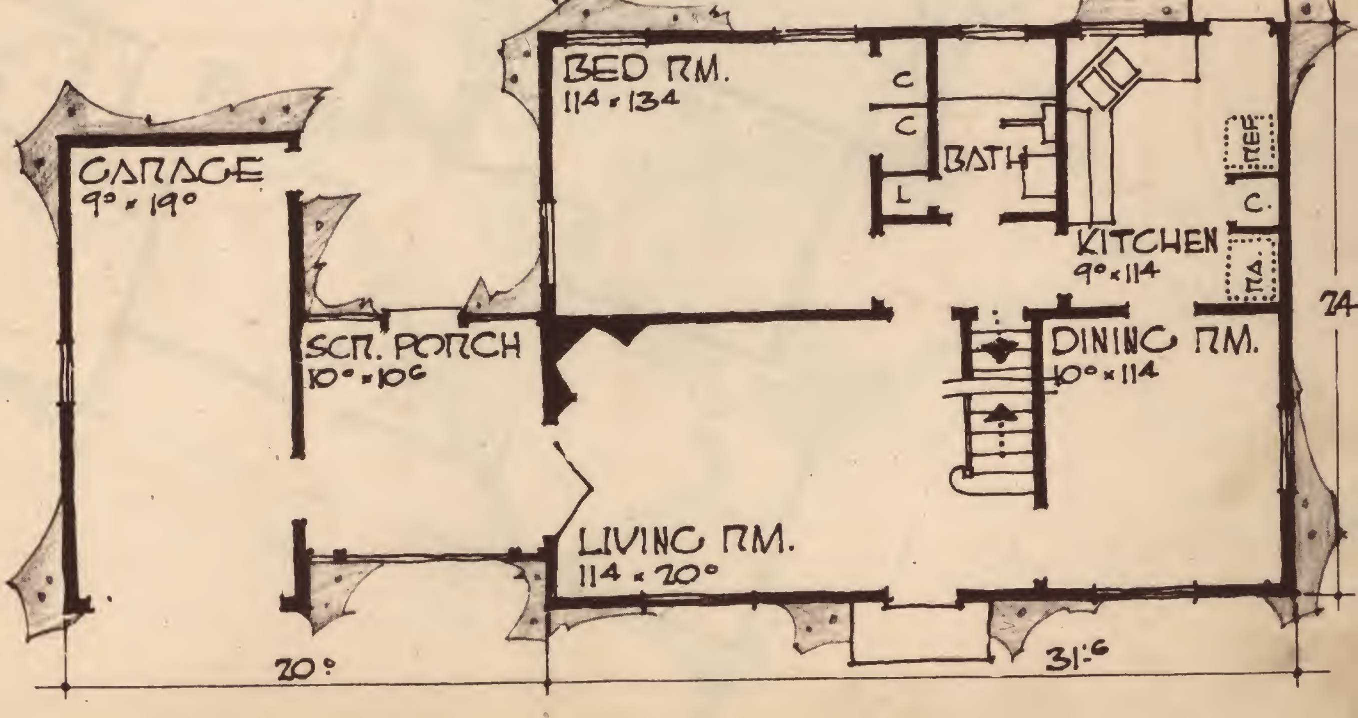
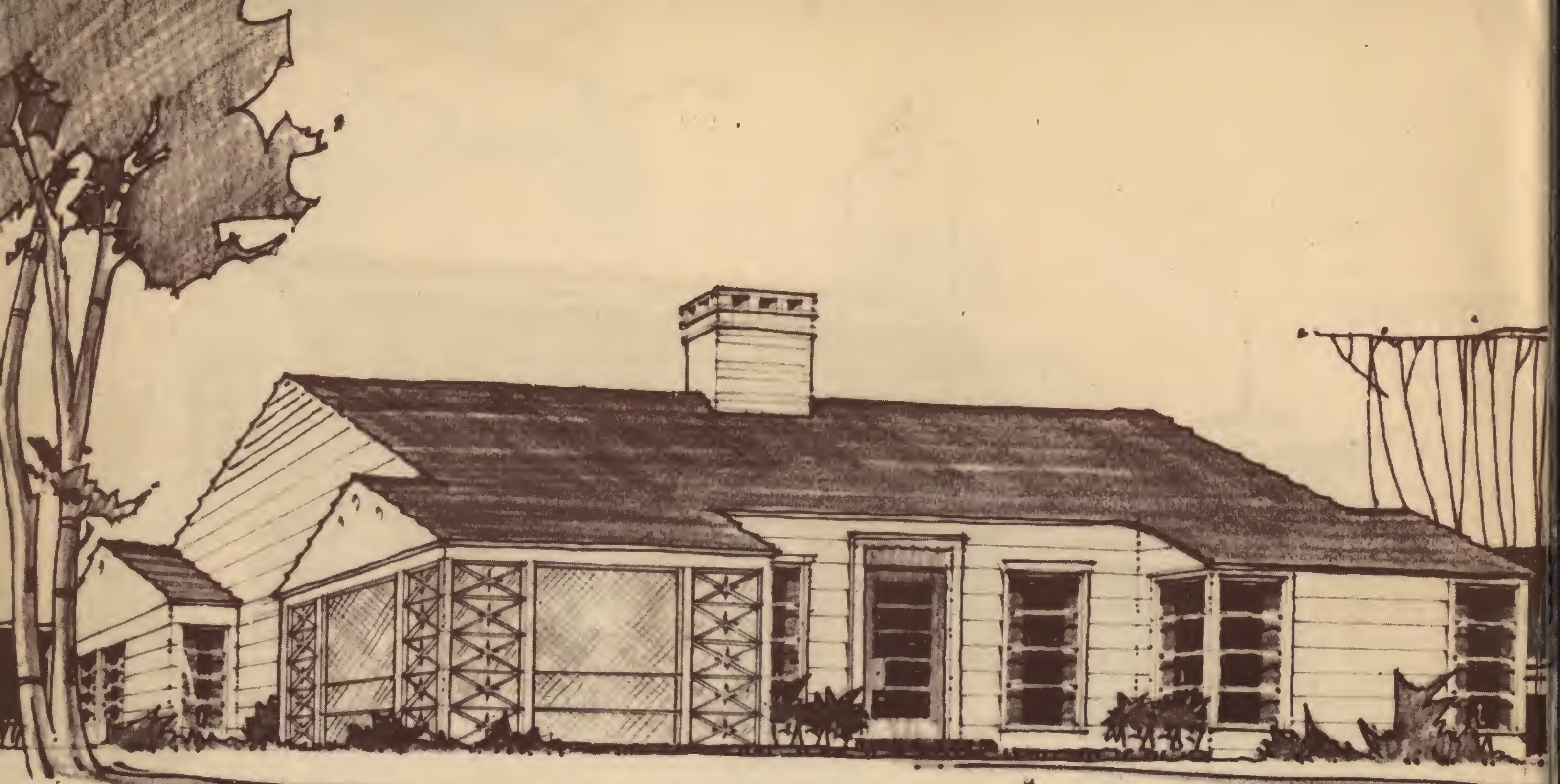
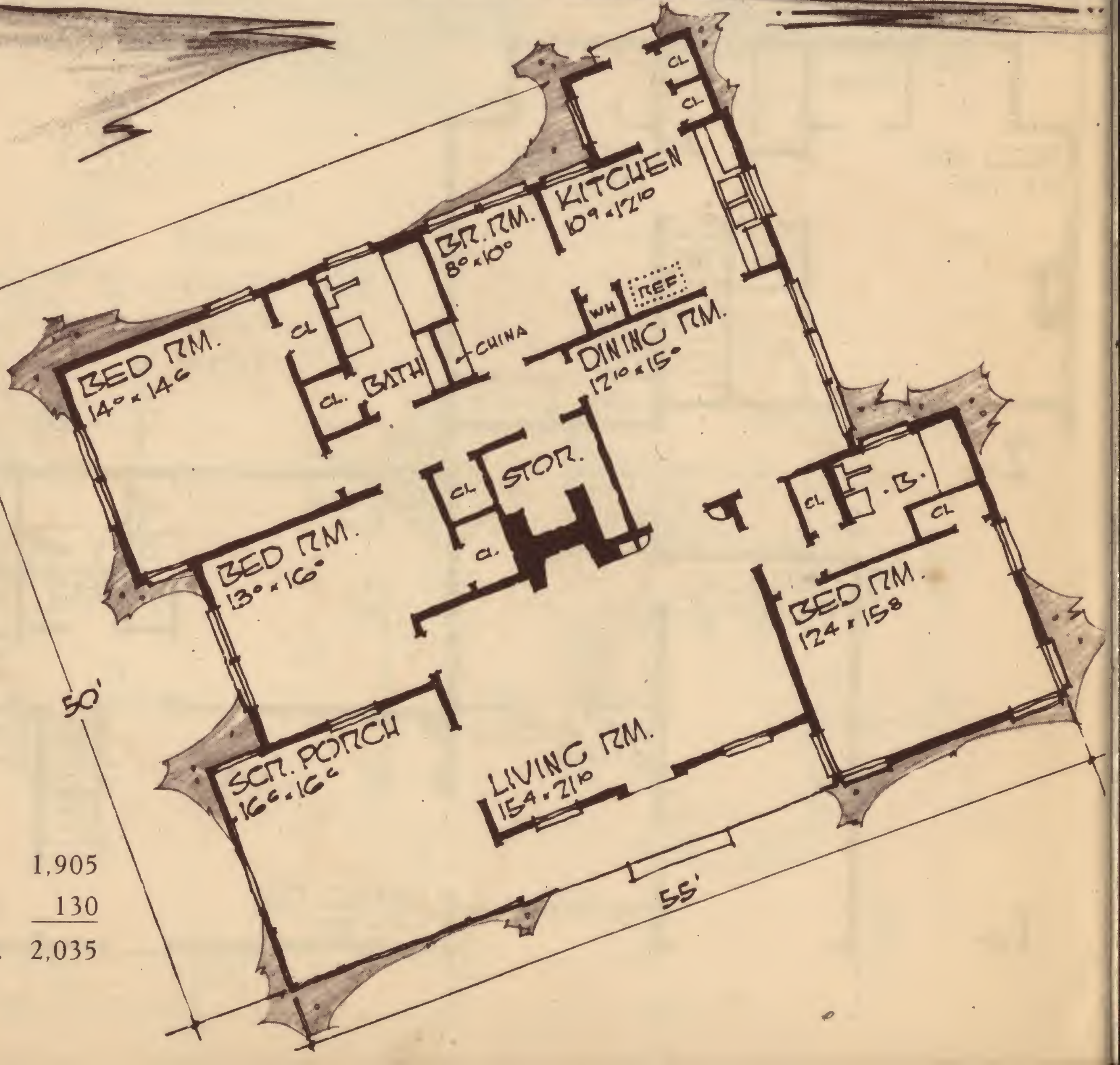


1ST

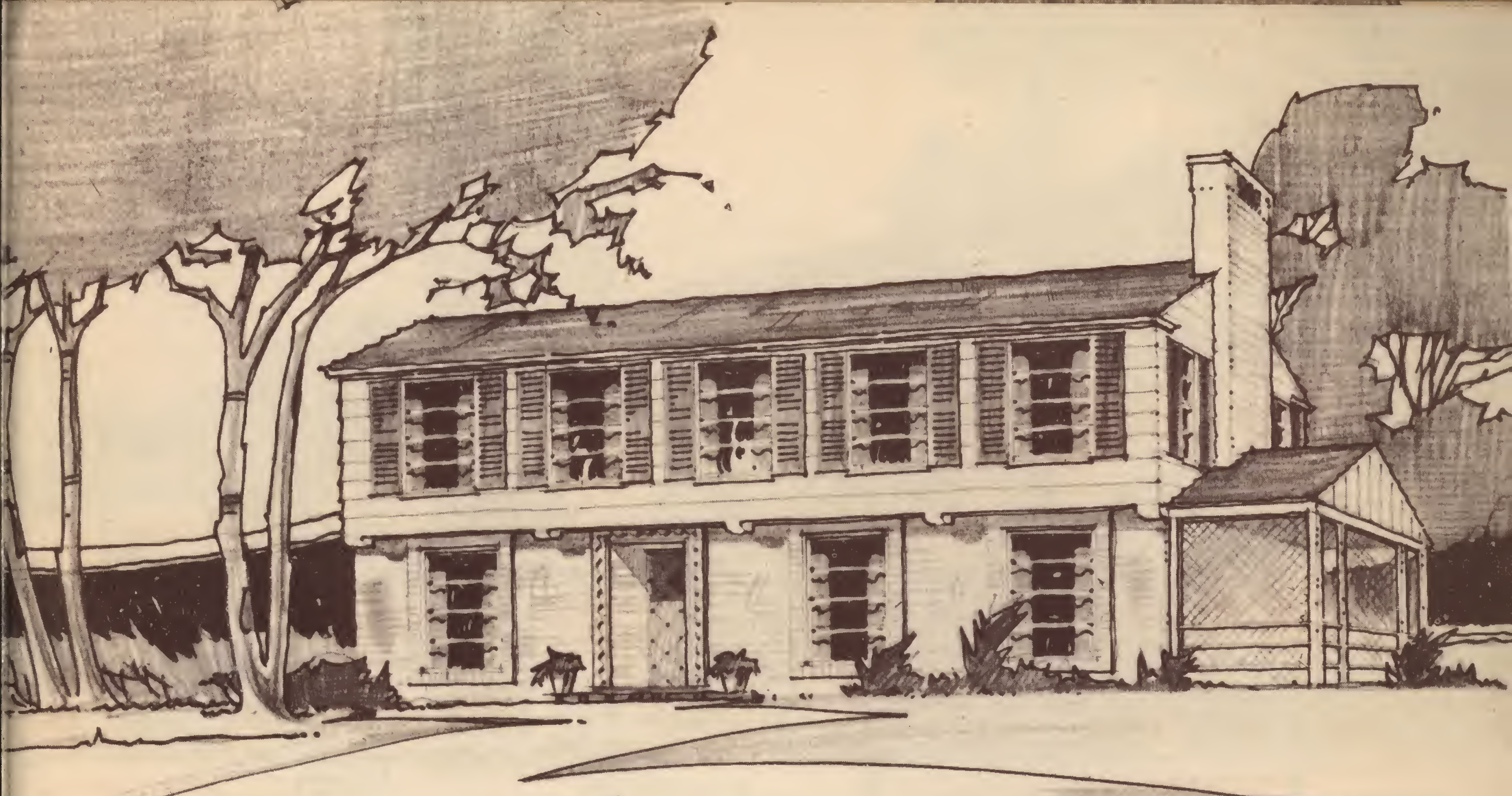


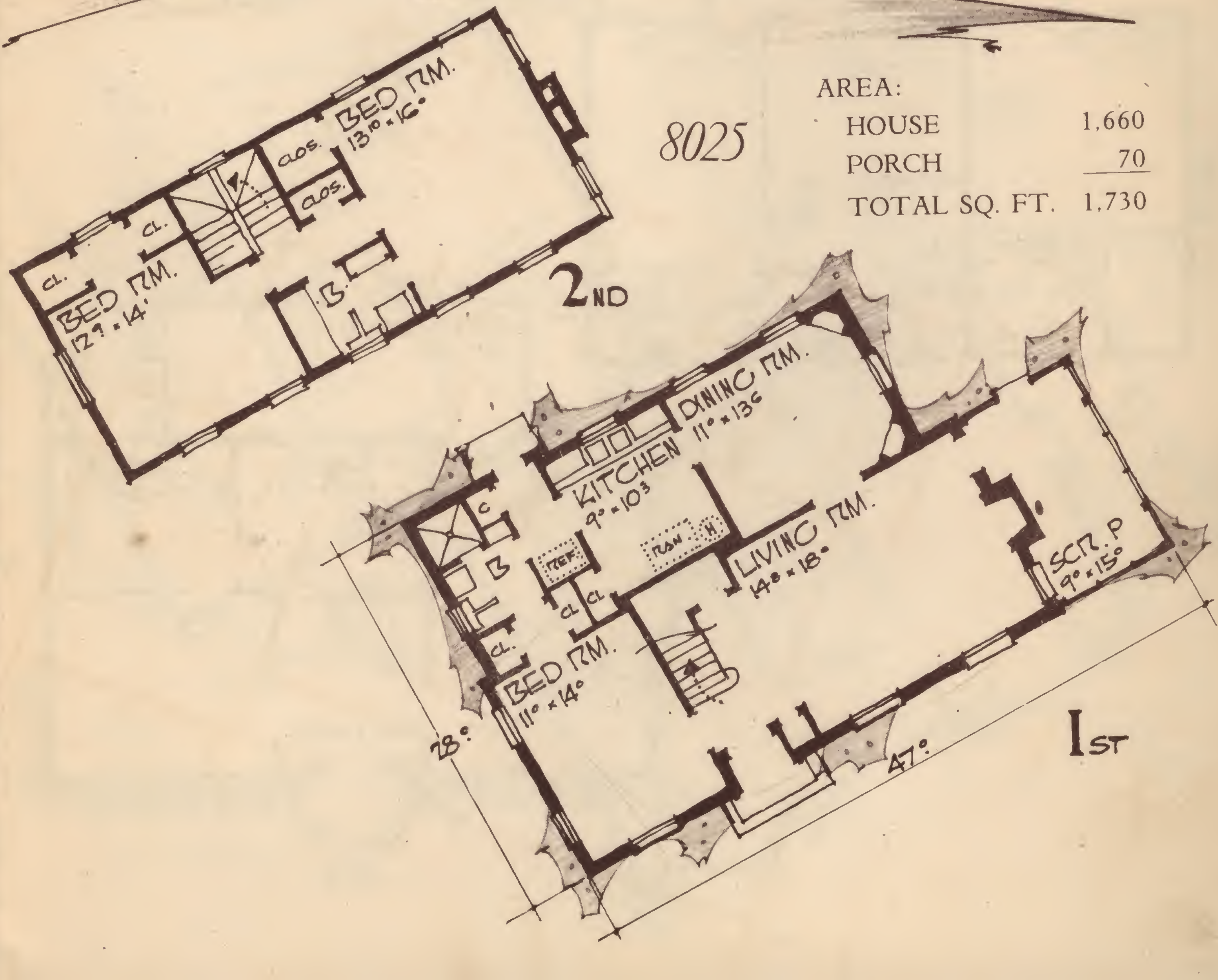


8024

AREA:

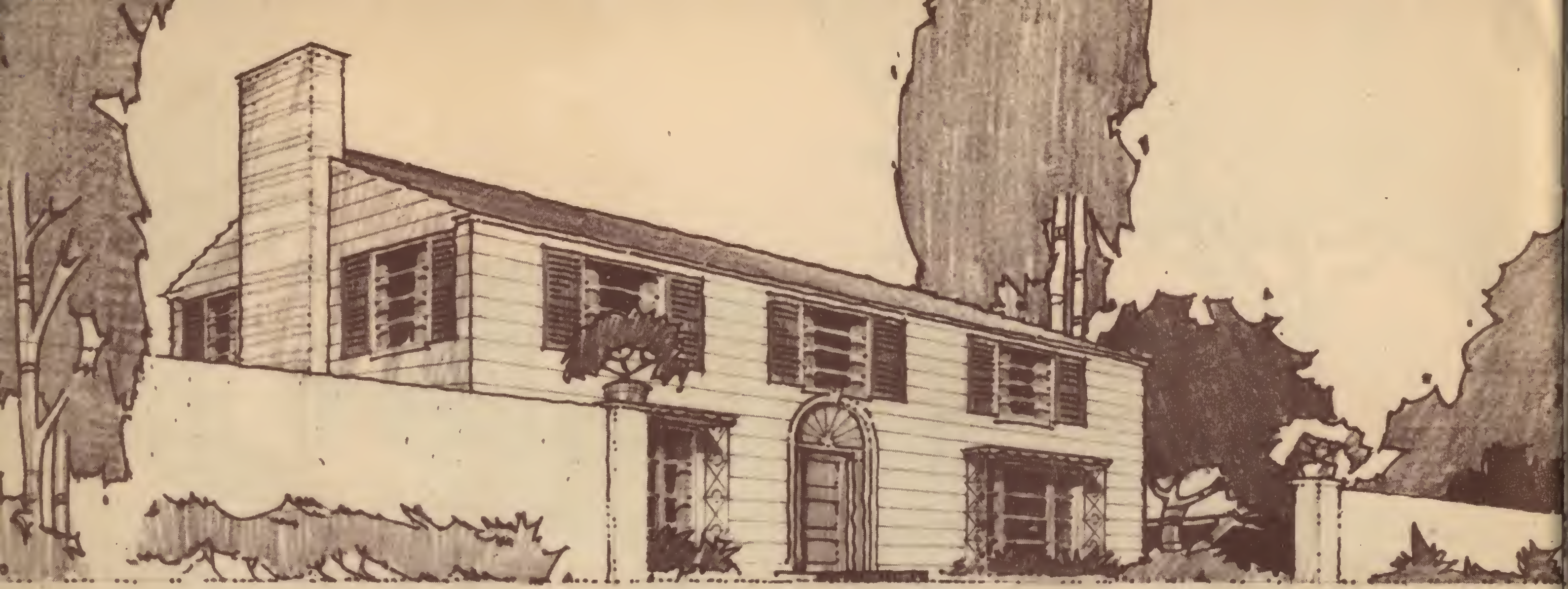
HOUSE	1,905
PORCH (½)	130
TOTAL S. F.	2,035





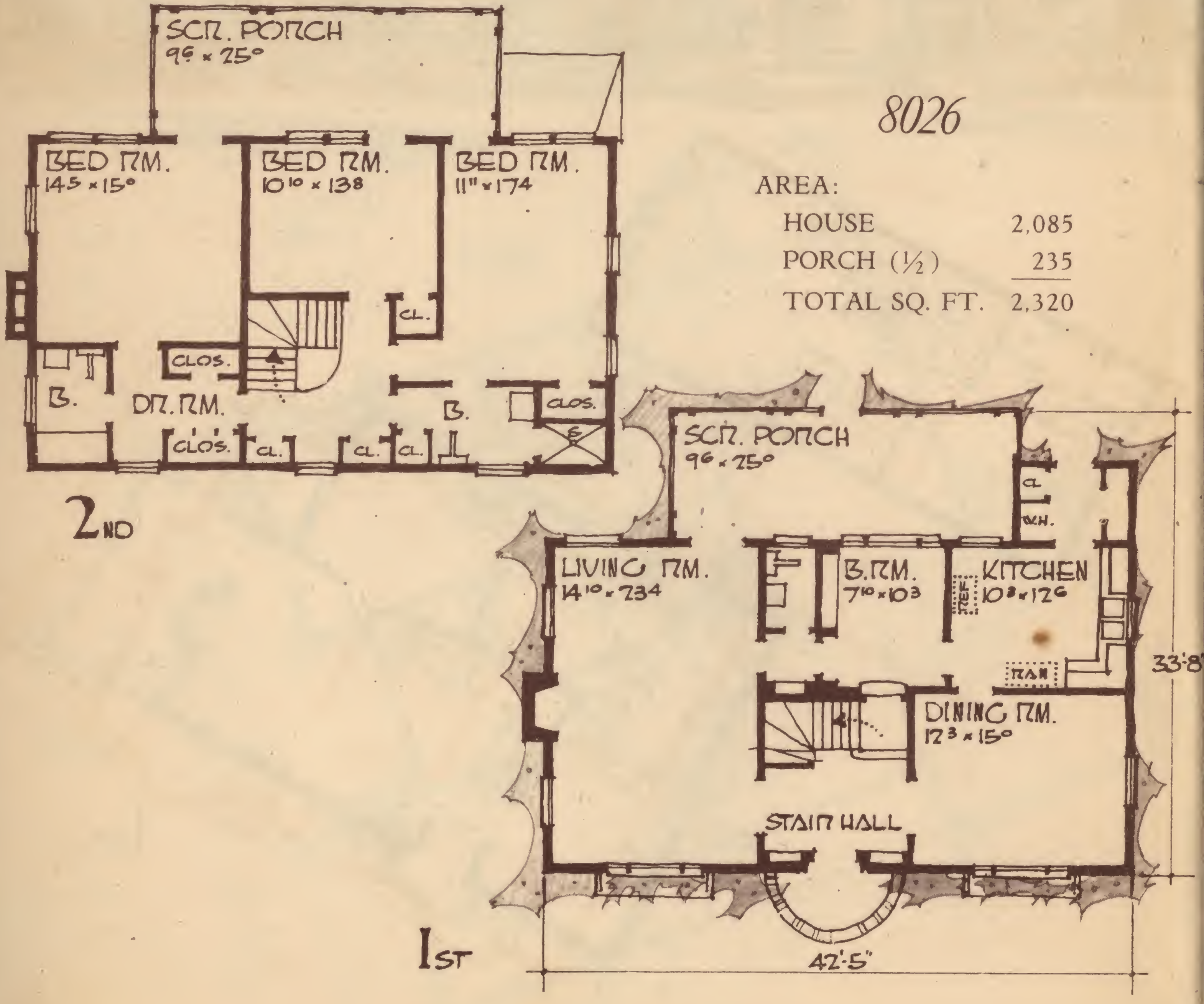
8025

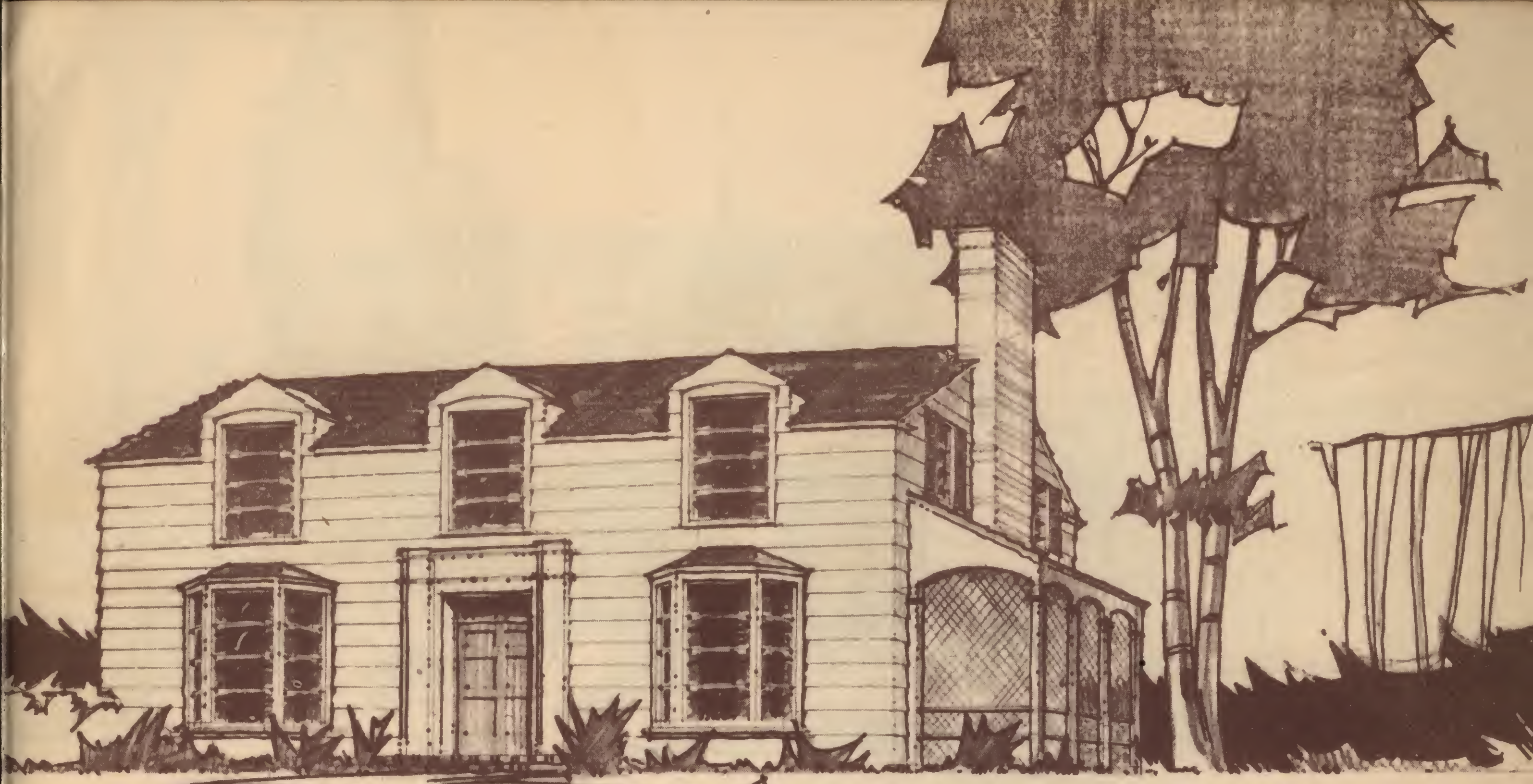
AREA:	
HOUSE	1,660
PORCH	70
TOTAL SQ. FT.	1,730

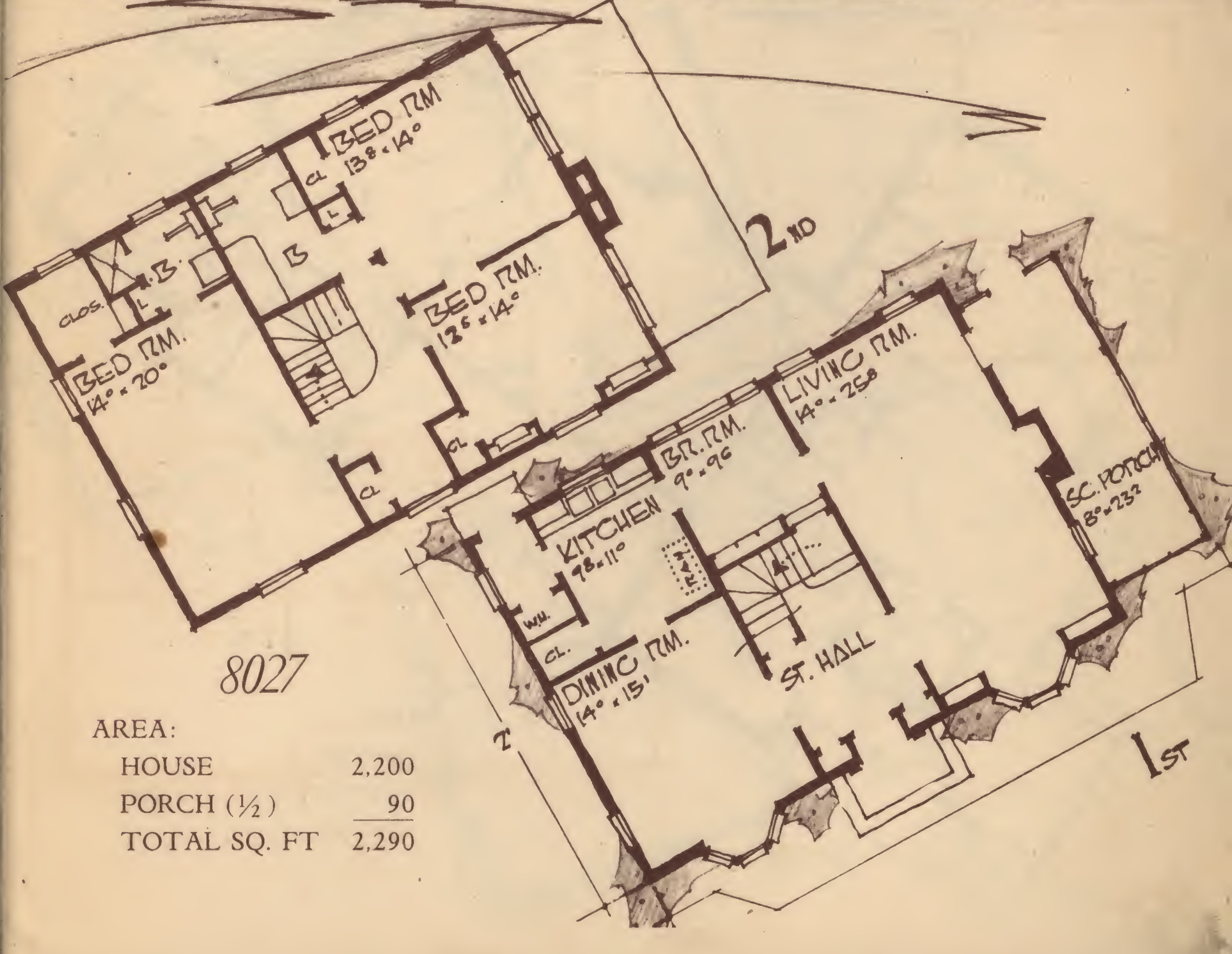


8026

AREA:	
HOUSE	2,085
PORCH (½)	235
TOTAL SQ. FT.	2,320



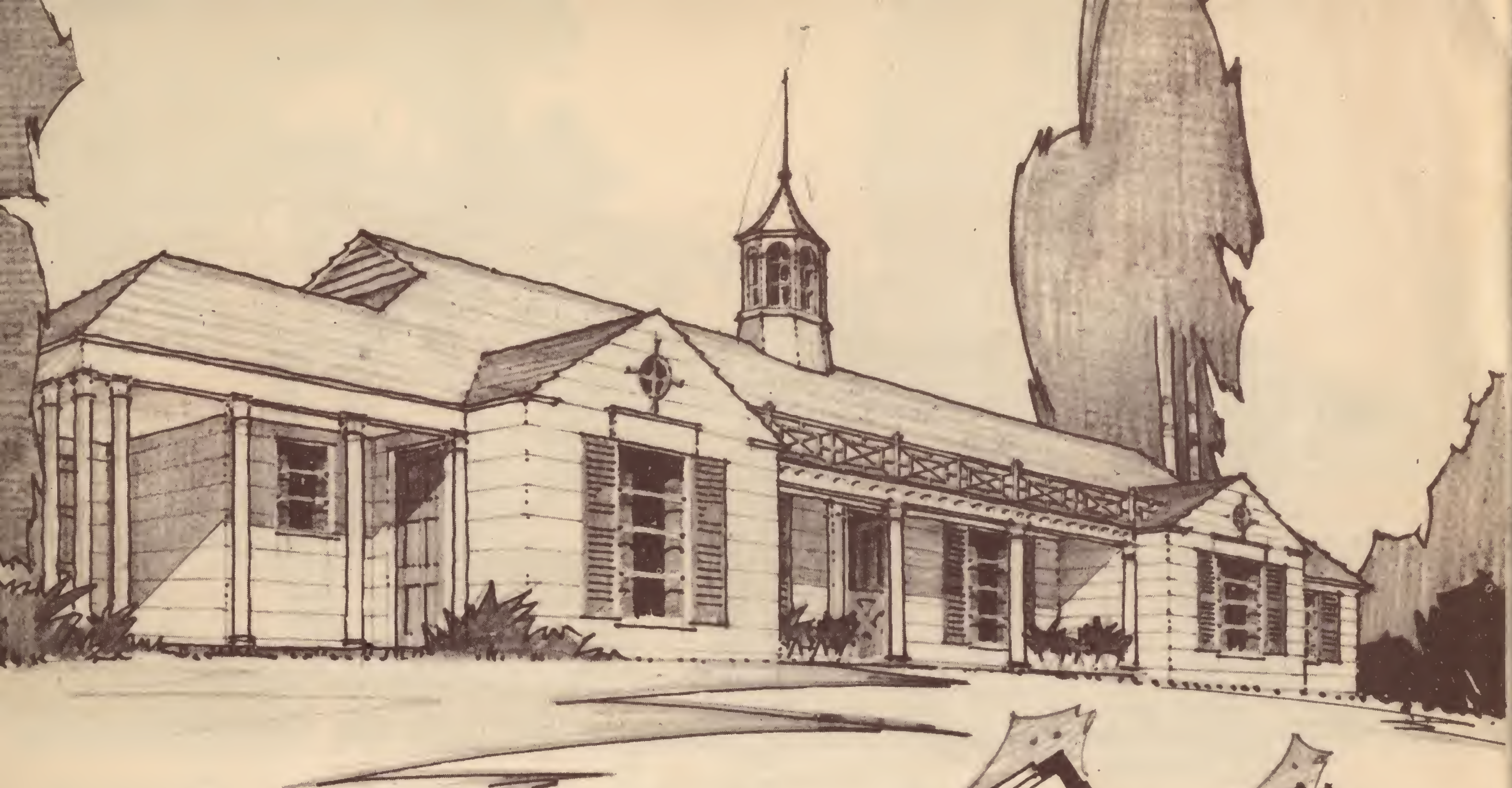


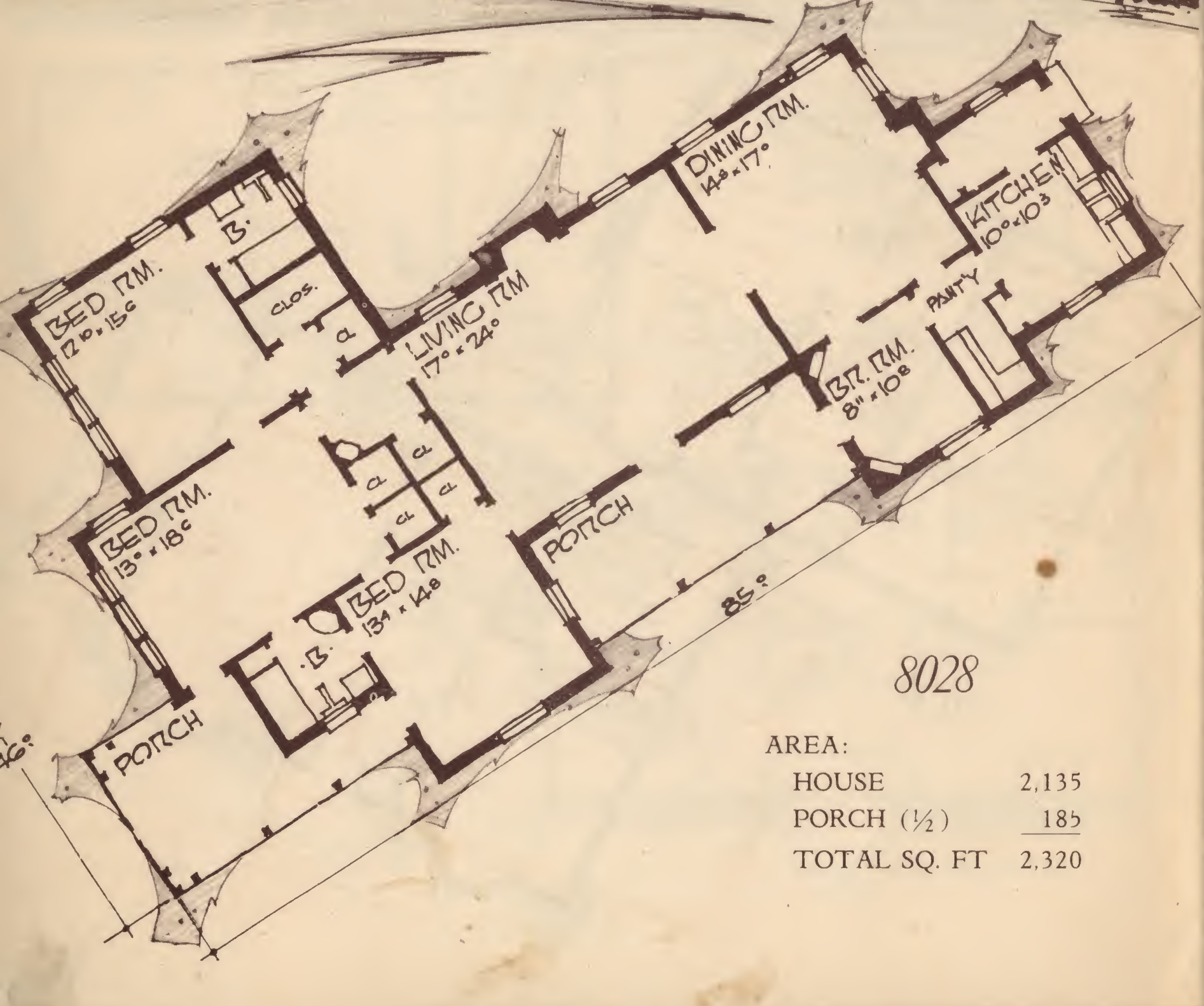

2ND
BED RM. $13^8 \times 14^0$
CL
L
B
B.
CLOS.
L
BED RM. $12^6 \times 14^0$
BED RM. $14^0 \times 20^0$
CL
CL
LIVING RM. $14^0 \times 25^8$
BR. RM. $9^0 \times 9^6$
KITCHEN $9^8 \times 11^0$
SC. PORCH $8^0 \times 23^2$
W.H.
CL.
DINING RM. $14^0 \times 15^1$
ST. HALL
1ST

8027

AREA:

HOUSE	2,200
PORCH (½)	90
TOTAL SQ. FT	2,290

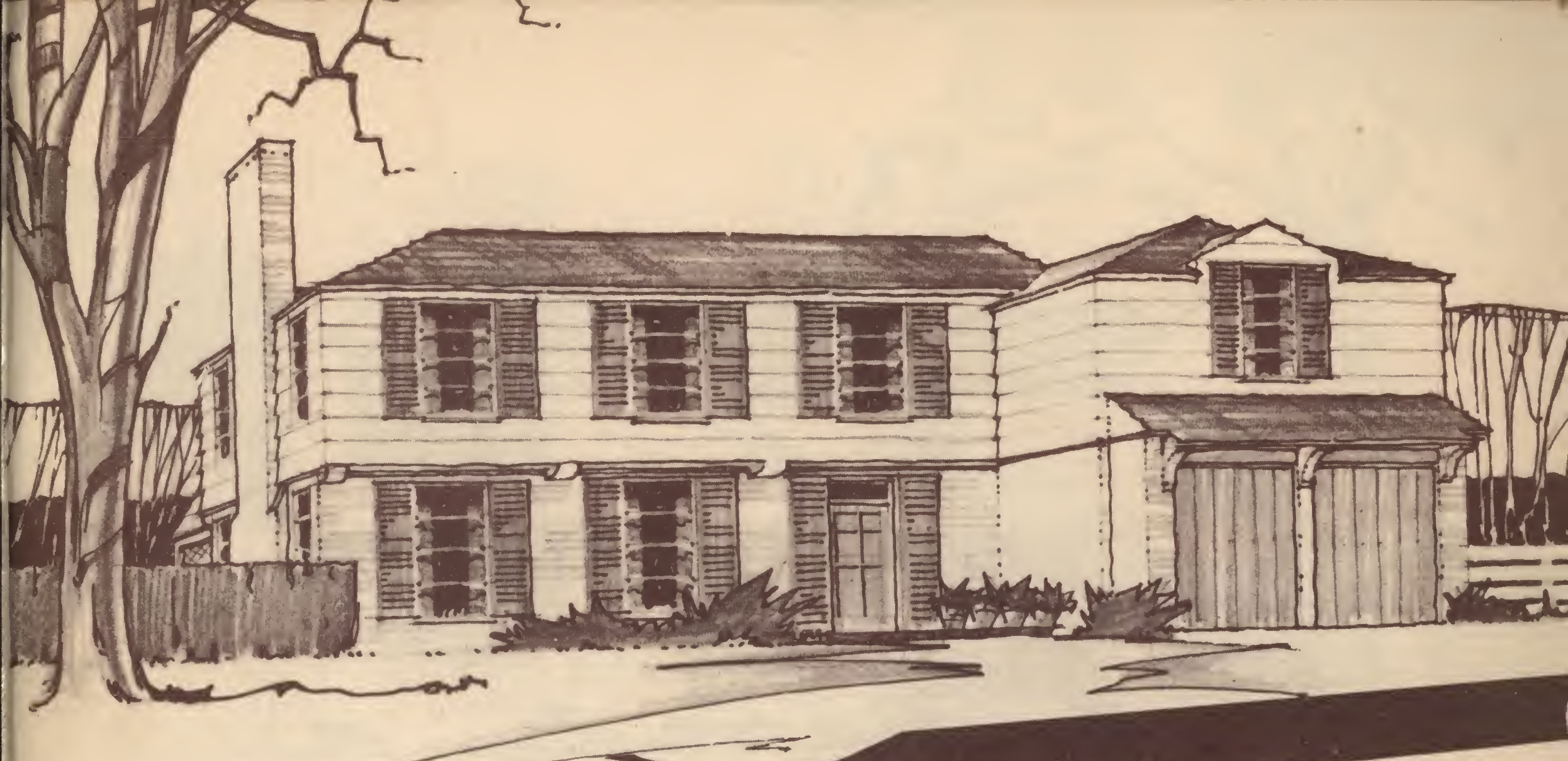


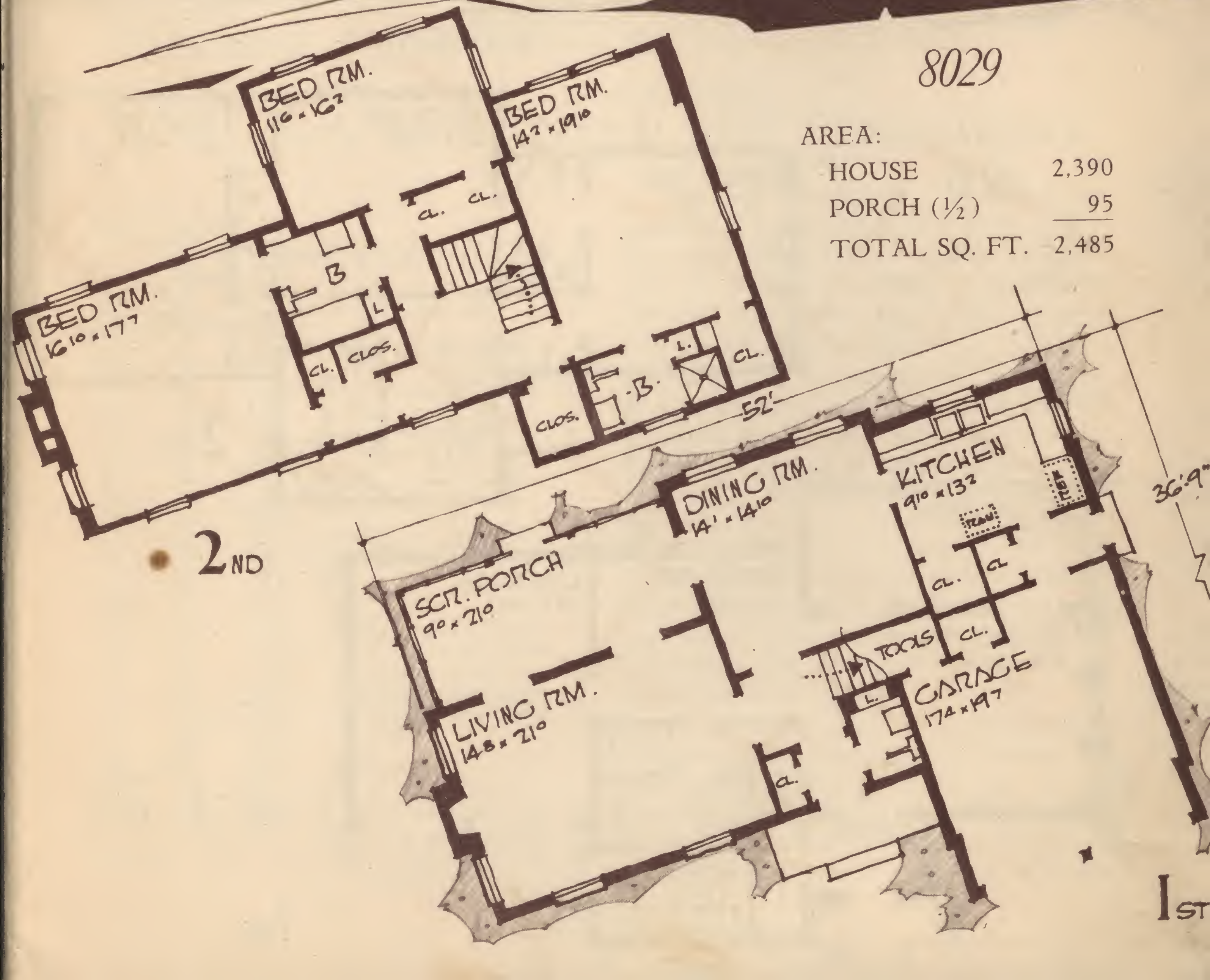


8028

AREA:

HOUSE	2,135
PORCH (½)	185
TOTAL SQ. FT	2,320

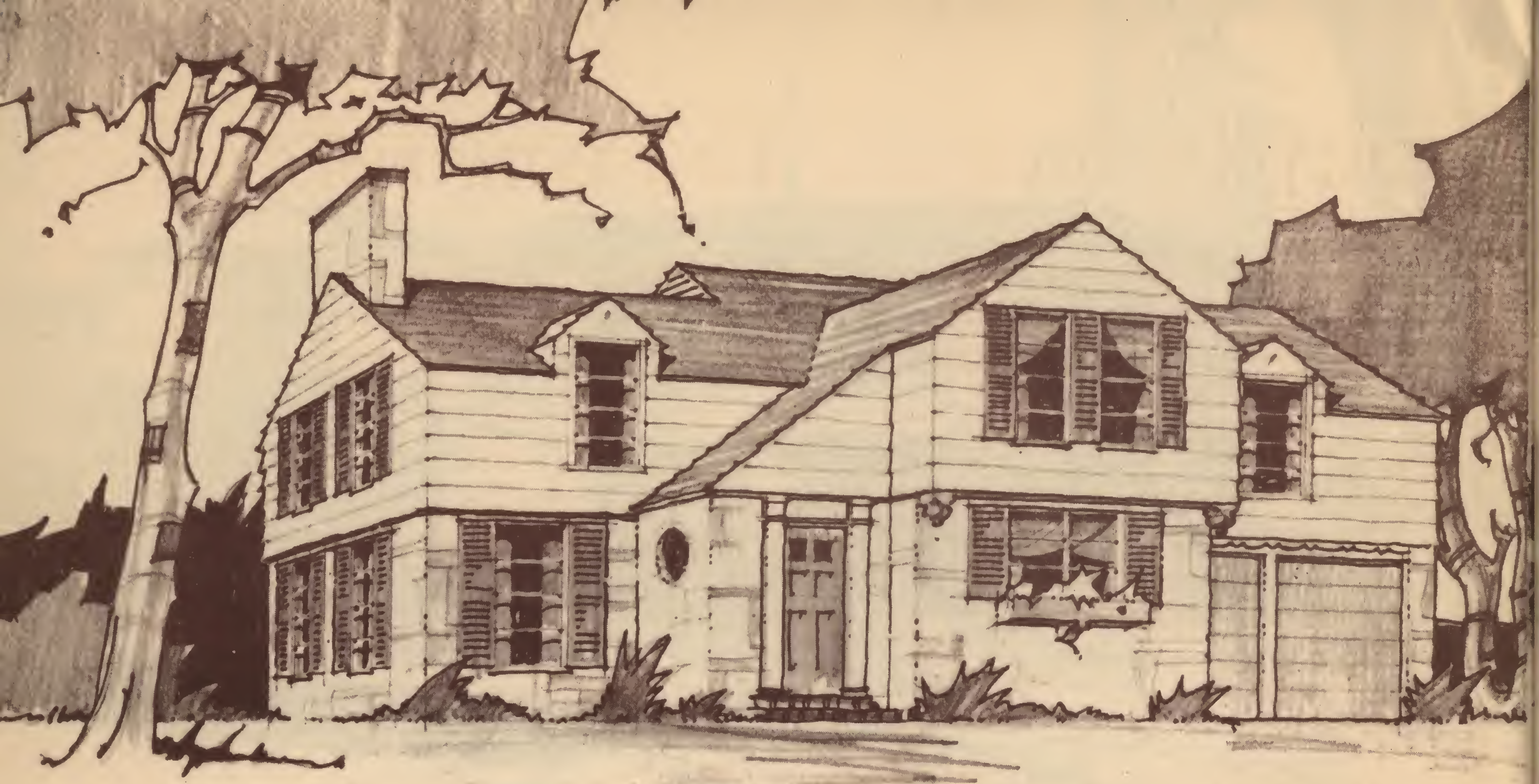


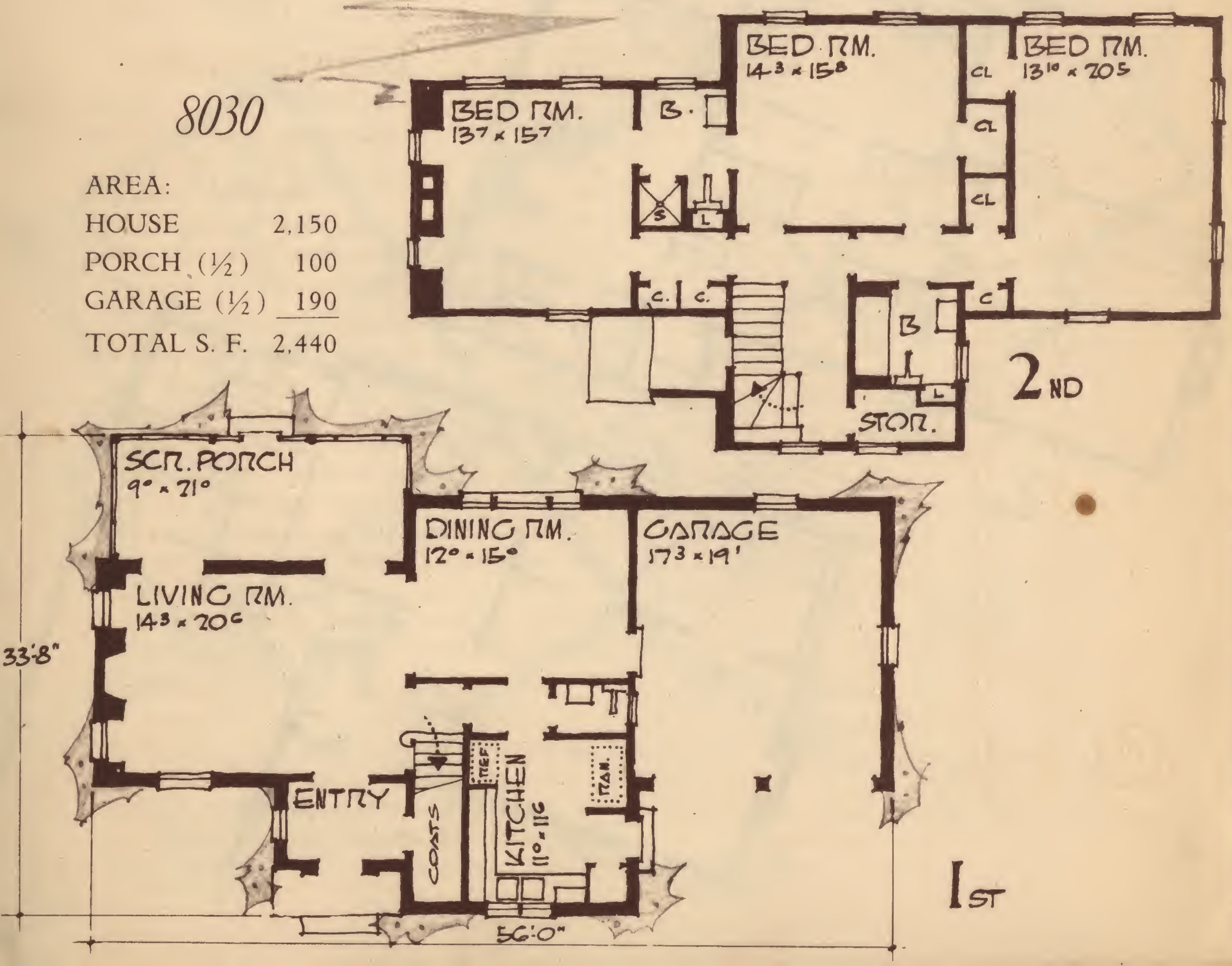


8029

AREA:

HOUSE	2,390
PORCH (½)	95
TOTAL SQ. FT.	2,485





8030

AREA:

HOUSE	2,150
PORCH (½)	100
GARAGE (½)	190
TOTAL S. F.	2,440

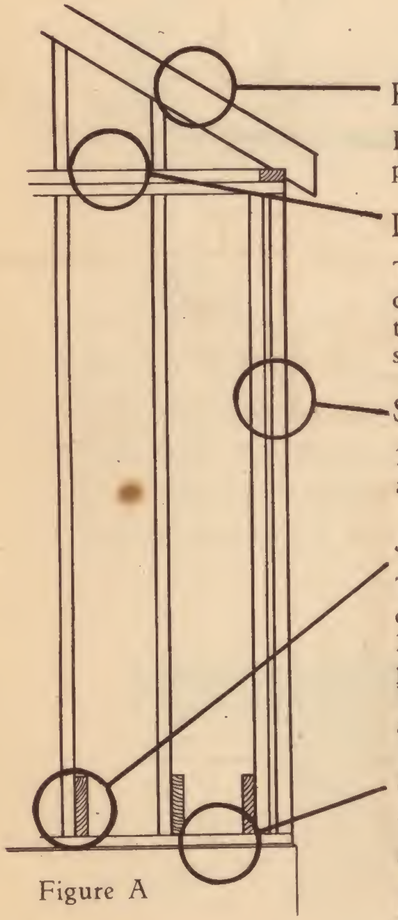
Step by Step . . . *To a home well built*

In watching your house grow, it will be helpful to know something about the important principles of good construction and their relation to rigid framing, insulation, stabilized floors, preventing vibration, and other features which contribute to a well-built home.

The following is intended to supply this information in easily understood terms, explained by detailed drawings, so that you may intelligently follow each step as work proceeds. These guides are not provided to displace the services of an architect if you employ one, but rather that you may be correctly informed regarding the structural part of your home when discussing the work with either your architect or builder.

Seasoned Lumber . . .

Key to Strength and Permanence



RAFTER

Principal structural part of the roof.

PLATE

Two 2x4's laid flat on top of studs—the base for the roof structure.

STUD

2x4's on end. Usually 16 inches apart.

JOIST

The structural part of the floor, 2x8, 2x10 or 2x12's depending on length. Usually 16 inches apart.

SILL

The base for the studs and joists. Anchored to the foundation.

Figure A

No part of your home deserves more consideration than selection of material for the framework. This is the hidden skeleton (Fig. A) which must provide strength, stiffness and permanence safeguarded by material that is properly seasoned.

Lumber as it comes from the tree is literally saturated with water. The process of removing the excess water is known as seasoning. It may be done by air drying over a long period of time, or by kiln drying. As moisture is removed, the wood shrinks. Lumber thus is "prepared" for use. When "green" or unseasoned lumber is used, the shrinkage takes place in the building and may cause cracks in plaster, and open joints. Obviously then, drying should take place before the lumber is used . . . not after.

Great care is taken in producing high quality lumber, to see that the moisture in the wood is reduced to a proper point before lumber reaches its final stage of manufacture. Scientific instruments enable the producer to determine when lumber is correctly seasoned.

THESE FUNDAMENTALS OF GOOD CONSTRUCTION

Weight of the building is not adequate to hold it firmly on the foundation. Therefore, the SILLS, which rest on the foundation and support the walls and first floor joists, should be anchored to the foundation by bolts embedded in the concrete (Fig. B). A 2″ x 6″ sill is recommended for one-story houses and two 2″ x 6″ for two stories. When placing the sills, mortar is first spread on the foundation and the sill tapped lightly to an even bearing. (Where there is no basement, the foundation walls should provide enough vents to insure free circulation of air throughout the area beneath the first floor.)

FLOOR JOISTS are the most important part of the frame (Fig. C). They support the floor and entire contents of the building. Joists should be placed 16″ on center and possess enough stiffness not to be "springy." Maximum strength and stiffness are obtained when lumber is properly seasoned. Quality is particularly important in floor joists.

CROSS-BRIDGING is a "must" in good construction (Fig. D). This consists of bracing between joists at intervals of 8′ with 1x3 or 1x4 inch pieces, double nailed at each end. Applied in this way, cross-bridging increases the rigidity of the floor and eliminates vibration.

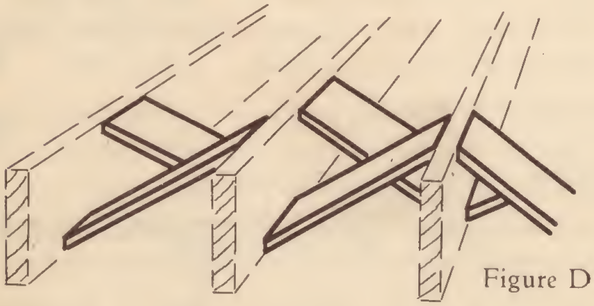


Figure D

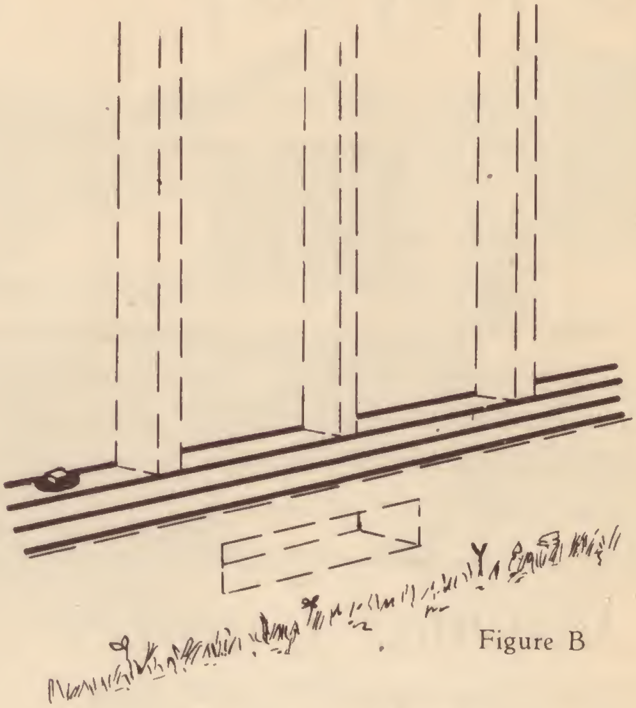


Figure B

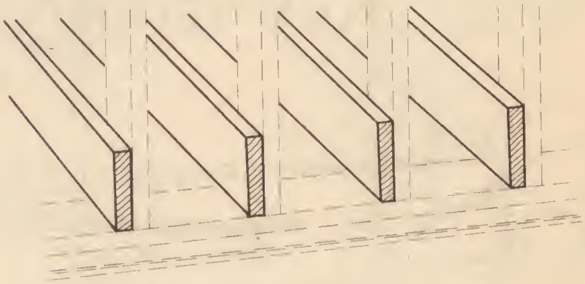


Figure C

JOISTS which support partitions should be doubled (Fig. E) and separated by solid wood bridging. Where the partition carries a load overhead, use three joists. Solid bridging is necessary to permit service pipes or wiring to enter the partition without cutting the joists.

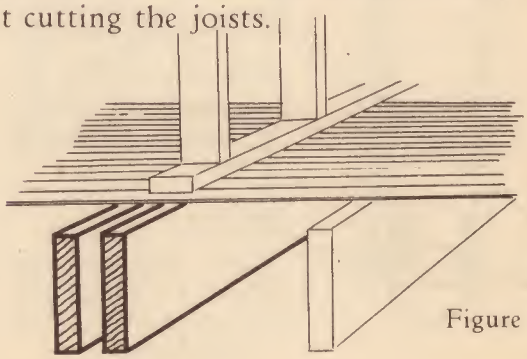


Figure E

AFFORD YOU THE BENEFIT OF KNOWLEDGE . . . .

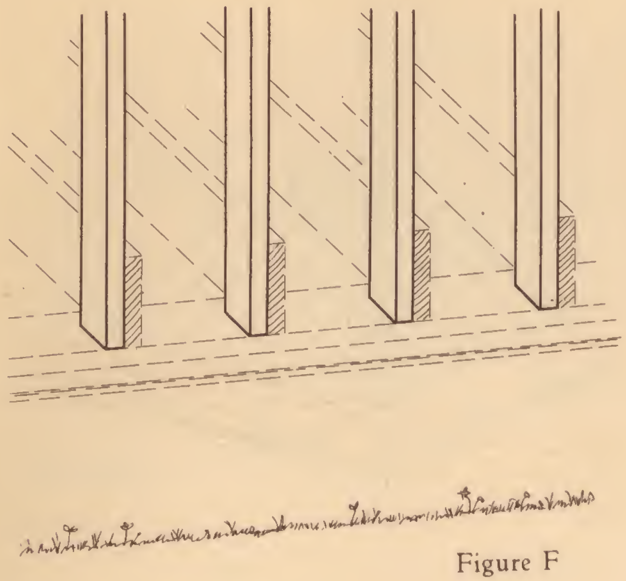


Figure F

STUDS support the ceiling and roof structure, and provide the base for outside sheathing and inside wall surfacing (Fig. F.) They are placed on sills and are usually 2x4's spaced 16" on center. Studs should be doubled at the sides of all openings and tripled at each corner or angle of the structure. Joists placed next to studs should be securely nailed thereto.

●

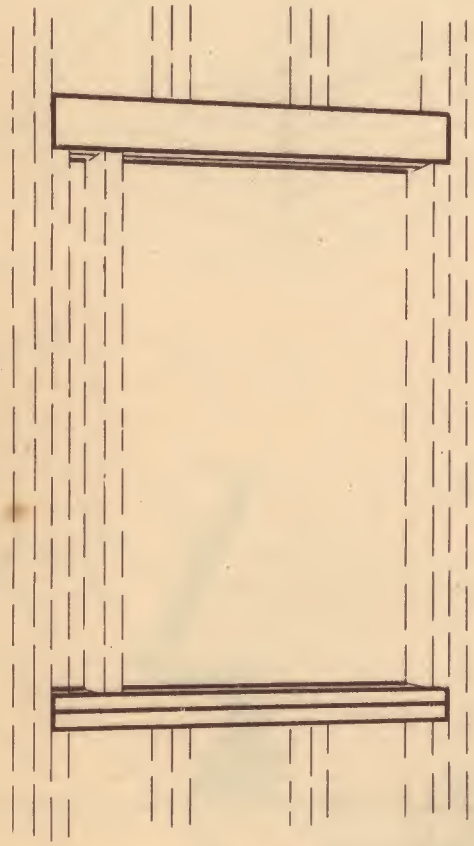


Figure G

When studs are cut for windows or doors, the partition above the opening must be supported by a HEADER. This may be two pieces of 2" x 4" placed on edge for small openings, or larger pieces or trusses for wider openings. SILLS are placed at the bottom of the opening.

SHEATHING of 1″ lumber is applied to all outside walls. Wood sheathing insulates and strengthens the wall and provides the base for finish siding. Sheathing installed diagonally (Fig. H) makes the strongest and stiffest wall. Frequently, however, it is run horizontally. Where this is done, the frame should be braced by a 1″ x 4″ piece let into the face of the stud at an angle of 45 degrees (Fig. J) and extending from the sill to rafter in one-story buildings; or to the second-floor joists in two stories. With either method, sheathing should extend to the foundation and be nailed to joist ends and sills.

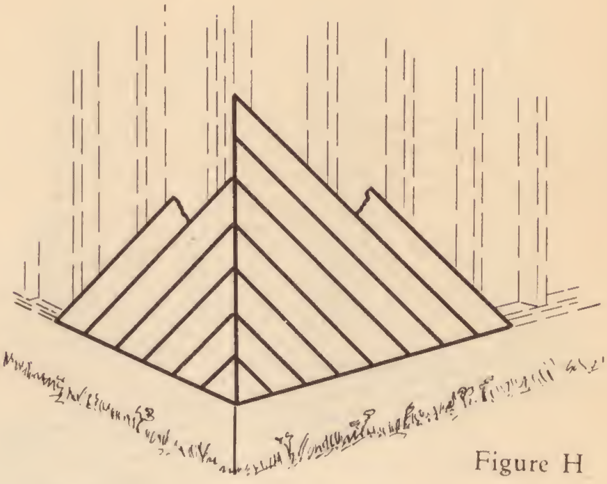


Figure H

Heavy water-proof felt should be applied over the sheathing, tightly fitted around all openings and securely nailed to the sheathing throughout the surface area with broad-headed roofing nails.

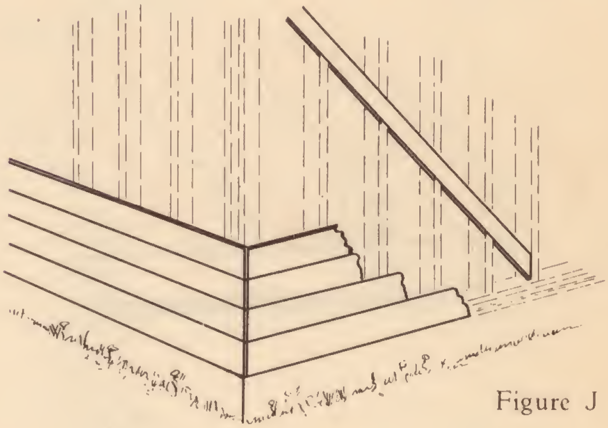
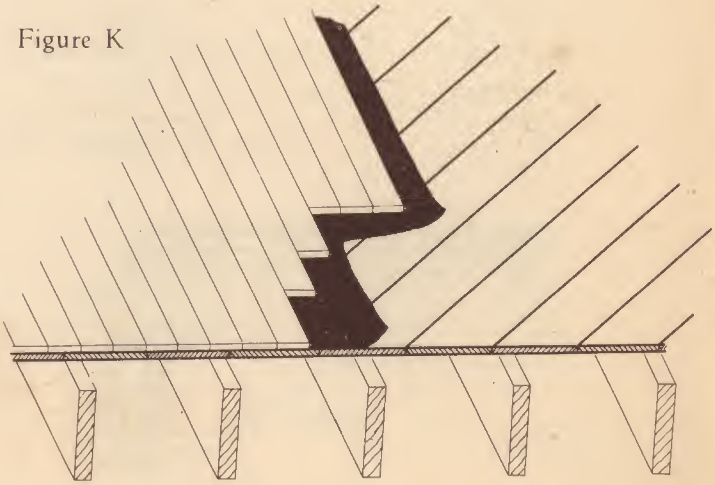


Figure J

The SUB-FLOOR adds insulation and strength to the structure, and helps deaden sound (Fig. K). It is strongest when laid diagonally, which also permits finish floors to be laid in either direction.

Figure K



The sub-floor should extend between the studding to the outside wall sheathing and be laid in opposite directions as between upper and lower floors. Material used should be dressed and matched lumber, preferably 1″ x 6″, securely nailed to each joist to prevent squeaking. Building paper or floor felt should be laid with a 4″ lap before proceeding with the finish floor.

EXPERIENCE IN BUILDING HOMES THAT ENDURE

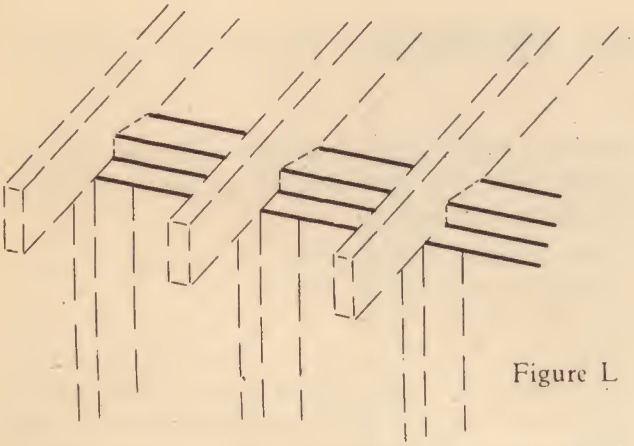


Figure L

The PLATE on top of the studs supports the roof and should be of the same width as the stud (Fig. L). It consists of two thicknesses of which one overlaps the end joints of the other. The member directly on top of the stud should be securely nailed to each stud.

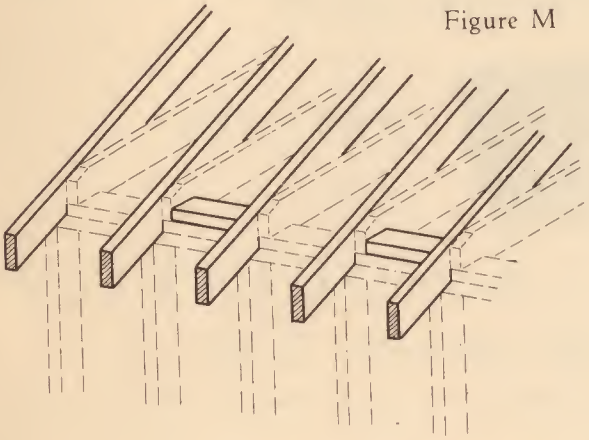
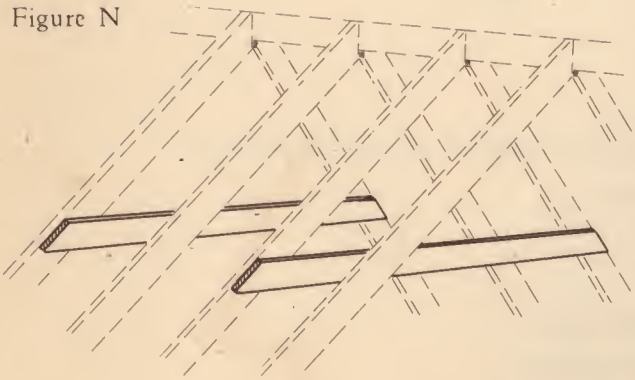


Figure M

Where CEILING JOISTS are spaced the same as rafters, they should be nailed solidly to the rafters. The roof should be anchored to the side wall (Fig. M). An approved method consists of anchor blocks of the same width as the plates, fitted alternately between rafters and securely nailed to rafters and plates.

Figure N



Extra stiffness and strength for the roof are provided by placing COLLAR-BEAM braces on every second pair of opposite rafters at about middle attic height—with pieces securely spiked at each end (Fig. N). Material should be of the same dimensions as the rafters.

* * *

These recommendations are the result of years of experience and gradual refinement. That they are sound and dependable has been demonstrated again and again under the severest conditions of weather and climate in many sections of the country.

SOUTHERN PINE . . . . .

FOR BUILDING HOMES THAT LAST

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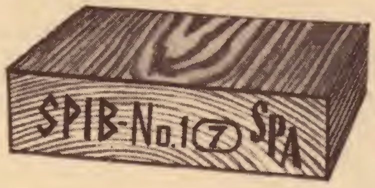

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